

MC99614

After recording return to and send all
tax statements to the following address:
Darrel G Gardner and Vanessa E Gardner
2839 Crest St
Klamath Falls, OR 97603

2014-006853
Klamath County, Oregon
06/27/2014 01:42:08 PM
Fee: \$47.00

**STATUTORY
BARGAIN AND SALE DEED**

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to Darrel G Gardner and Vanessa E Gardner, Grantee(s), the following described real property:

A portion of the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at a point which lies North 1°14' West a distance of 680.3 feet, and South 89°26' West a distance of 1133 feet, from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 89°26' West a distance of 151.5 feet; thence North 1°05' West 143.7 feet; thence North 89°24' East 56.7 feet to the Westerly boundary of the U.S.R.S. Drain; thence South 34°19' East along the Westerly boundary of the U.S.R.S. Drain 172.9 feet to the point of beginning. SAVING AND EXCEPTING a strip 20 feet wide along the Northerly boundary of the above described property.

* DRAIN

R530143

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 , 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010 , TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 , AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 , 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

The true and actual consideration for this conveyance is \$97,500.00 (See ORS 93.030).

4700

DATED: 6-2-14

Fannie Mae AKA Federal National Mortgage Association

By: _____

On behalf of RCO its Attorney in Fact

FNMA by
Molly Mahoney
for RCO as
AIF

STATE OF: Washington }
COUNTY OF: King } SS:

I certify that I know or have satisfactory evidence that Molly Mahoney is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Fannie Mae AKA Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6-2-14

Cyndee Lund

Notary Public in and for the state of: Washington

Residing at: Bethesda

My Appointment Expires: 10-10-17

