

187 2222 676

**AFTER RECORDING RETURN TO:**

Walter E. Dean  
4730 Tingley Lane  
Klamath Falls, OR 97603

**2014-011661**

**Klamath County, Oregon**

**11/07/2014 08:50:47 AM**

**Fee: \$47.00**

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS**  
Same as Above

**First American Title of Oregon: Order No.: 7029-2222676 / PNW: 14115679**

**Property ID: R579840**

**Property Address: 4730 Tingley Lane, Klamath Falls, OR 97603**

**SPECIAL WARRANTY DEED**

**Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, GRANTOR,**  
whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254

The true consideration for this conveyance is **\$103,000.00** (Required by ORS 93.030).  
conveys and specially warrants to

**WALTER E. DEAN,**  
**GRANTEE,** whose address is 4730 Tingley Lane, Klamath Falls, OR 97603

the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

Tract 2 of Imperial Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion of land described as follows: Beginning at a corner common to Tracts 1 and 2 on the Westerly boundary of the secondary highway; thence in a Southerly direction 11 feet; thence in a Westerly direction 128 feet to a point on the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2 to the point of beginning.

SUBJECT TO: ANY AND ALL ITEMS DISCLOSED OF THE PUBLIC RECORD OR ON A COMMITMENT OF TITLE, INCLUDING WITHOUT LIMITATION ANY AGREEMENTS, CONDITIONS, COVENANTS, DECLARATIONS, EASEMENTS, NOTICES, RIGHTS, RESERVATIONS, AND/OR RESTRICTIONS WHICH ARE INCORPORATED HEREIN AS IF FULLY SET FORTH.

F.  
52.00

Document: Special Warranty Deed

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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 195.336 195.301 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 195.336 195.301 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.

GRANTOR: Fannie Mae aka Federal National Mortgage Association

By:

Cina Dennis

Its:

Assistant Vice President

DATE:

October 22, 2014

STATE OF TEXAS )

) ss

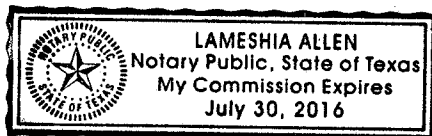
COUNTY OF DALLAS )

I certify that I know or have satisfactory evidence that Cina Dennis is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument. And that he/she is the Assistant Vice President of **Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is authorized to sign on its behalf.

Dated:

Oct. 22, 2014

*[Signature]*



Notary Public in and for the State of

TEXAS

Residing at

My appointment expires: