



2015-003325
Klamath County, Oregon
04/10/2015 11:44:38 AM
Fee: \$57.00

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
1555 E McAndrews Rd., Ste 100
Medford, OR 97504

GRANTOR:
Fannie Mae a/k/a Federal National Mortgage
Association
PO Box 650043
Dallas, TX 75265-0043

GRANTEE:
Kimberly Long
5843 Mack Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Kimberly Long
5540 Homedale Rd
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Kimberly Long
5540 Homedale Rd
Klamath Falls, OR 97603

Escrow No: 470314037997-TTJA37
5540 Homedale Rd
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association Grantor, conveys and specially warrants to Kimberly Long Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-011997, except as specifically set forth below:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The true consideration for this conveyance is \$181,150.00.

ENCUMBRANCES:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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.

Dated April 7th, 2015; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association

by:  MAYRA L. MURILLO
AUTHORIZED SIGNER

of Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association

State of CALIFORNIA

County of San Diego

This instrument was acknowledged before me on April _____, 2015 by _____ of Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association.

Please See Attached
_____, Notary Public - State of California

My commission expires: _____

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West boundary of Homedale Road, said point being West a distance of 30 feet and South a distance of 1510 feet from the Northeast corner of the SW1/4NE1/4 of said Section 14; thence South along the West boundary of Homedale Road a distance of 210.0 feet to an iron pin; thence West a distance of 390.2 feet to an iron pin on the Easterly right of way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right of way line to an iron pin located West a distance of 366.6 feet from the above described beginning point; thence East a distance of 366.6 feet, more or less to the point of beginning.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On April 07, 2015 before me, Ashley Johnson, Notary Public
(insert name and title of the officer)

personally appeared Mayra L. Murillo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

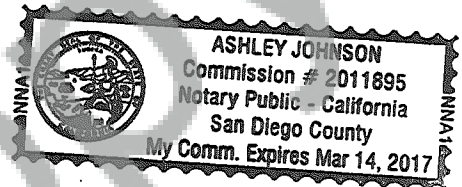


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