

AmeriTitle 37424AM / 102614

2015-004024  
Klamath County, Oregon  
04/28/2015 03:59:58 PM  
Fee: \$47.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Timethy Helms  
1540 Pacific Terrace  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Timethy Helms  
1540 Pacific Terrace  
Klamath Falls, OR 97601  
File No. 37424AM

SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association,

Grantor(s) hereby conveys and specially warrants to

Timethy Helms ,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 1 and the Northwesterly 32 1/2 feet of Lot 2 in Block 8 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-028BB-10000-000 R187292

The true and actual consideration for this conveyance is . \$218,010.00  
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 this 24<sup>th</sup> day of April, 2015

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

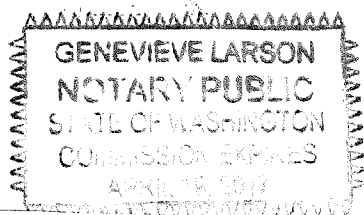
[Signature]  
Cara Richter Attorney at Shapiro and Sutherland, LLC  
Attorney in Fact for Fannie Mae a/k/a Federal National  
Mortgage Association

State of Washington} ss.  
County of Clark }

On this 24<sup>th</sup> day of April, 2015, before me, a Notary Public in and for said state, personally appeared Cara Richter known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Fannie Mae a/k/a Federal National Mortgage Association, and acknowledged to me that she subscribed the name of Fannie Mae a/k/a Federal National Mortgage Association as principal and her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public for the State of Washington  
Residing at: Washington  
Commission Expires: 4/19/2017



Genevieve Larson  
Notary Public  
State of Washington  
Commission Expires  
April 19, 2017

State of Washington

County of Clark

On this day personally appeared before me Cara Richter, Associate Attorney for Shapiro and Sutherland, LLC, as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association and that she executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal..

GIVEN under my hand official seal this 24th day of April, 2015.

[Signature]  
Printed Name: Genevieve Larson  
Notary Public in and for the State of Washington  
Residing at Washington

My appointment expires 4-19-2017

