



2015-004037  
Klamath County, Oregon  
04/29/2015 09:44:28 AM  
Fee: \$52.00

470314038234

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:  
Lisa Ann Hall an unmarried woman  
5469 Winter Field Way  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Lisa Ann Hall  
10105 Wright Avenue  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Lisa Ann Hall  
10105 Wright Avenue  
Klamath Falls, OR 97603

Escrow No: 470314038234-TTJA37  
10105 Wright Avenue  
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 Lisa Ann Hall an unmarried woman 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. M04-70858, except as specifically set forth below:

Unit 10105 (Wright Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS  
CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$90,000.00.

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

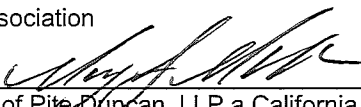
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

470314038234-TTJA37  
Deed (Special Warranty – Statutory Form)

52amw.

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Dated April 23, 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 aka 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.~~

~~, Notary Public - State of California  
My commission expires: \_\_\_\_\_~~

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

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## 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

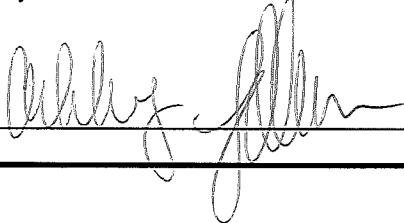
On April 23, 2015 before me, Ashley Johnson, Notary Public  
(insert name and title of the officer)

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)

