

AMERITITLE  
0101682

**2015-008198**  
Klamath County, Oregon  
07/23/2015 02:49:34 PM  
Fee: \$52.00

**AFTER RECORDING MAIL TO:**  
Linda K. Lafferty  
1505 McClellan Drive  
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS:**  
Linda K. Lafferty  
1505 McClellan Drive  
Klamath Falls, OR 97603

Filed for Record at Request of: PNWLE  
PNW Number: 14115579  
Title Number: 0101682\*\*\*AmeriTitle\*\*\*

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**Parcel /Account No(s): Property ID: 453020**  
**Property Address: 1505 McClellan Drive, Klamath Falls, OR 97603**

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### **Special Warranty Deed**

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

for and in the true consideration of **\$99,000.00** (required by ORS 93.030) in hand paid, bargains, sells,  
and conveys to

**Linda K. Lafferty,**  
**GRANTEE,** whose address is 1505 McClellan Drive, Klamath Falls, OR 97603

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

**Legal Description:**

**\*\*\*See attached Exhibit "A"\*\*\***

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.

SLAMT

-page 2 of 2-

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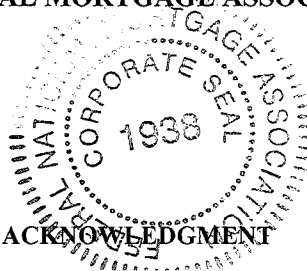
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**Grantor: Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: *Paola Loarca*

Its: **Paola Loarca**

Dated: ASS'T VICE PRESIDENT



**CERTIFICATE OF 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 TEXAS )  
 ) ss.

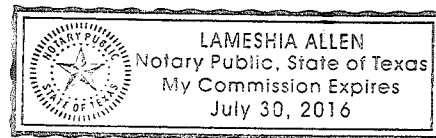
COUNTY OF DALLAS )

On July 17, 2015 before me, Lameshia Allen, Notary Public, personally appeared Paola Loarca, 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) on behalf of **Fannie Mae aka Federal National Mortgage Association, Grantor**, and that by his/her/their signature(s) in the instrument **Fannie Mae aka Federal National Mortgage Association**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Lameshia Allen*  
Signature of Notary Public  
Notary Public in and for the State of TEXAS  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 94 of MOYINA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Saving and excepting therefrom the following described portion:

Beginning at the Southwest corner of said Lot 94; thence North  $85^{\circ}39'$  East along the Southerly boundary of said lot, a distance of 125 feet to the Southeast corner of said lot; thence Northwesterly along the arc of a curve to the left radius which is 628.34 feet, a distance of 8 feet; thence South  $86^{\circ}23'$  West 125 feet more or less to the point of beginning.