



**2015-011797**  
**Klamath County, Oregon**  
10/28/2015 11:59:30 AM  
Fee: \$52.00

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:  
Jennifer Mae Hodges an unmarried woman  
4451 Memorie Lane  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Jennifer Mae Hodges  
4012 Homedale Rd  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Jennifer Mae Hodges  
4012 Homedale Rd  
Klamath Falls, OR 97603

Escrow No: 470315039302-TTJA37  
4012 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 Jennifer Mae Hodges 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. M05-65798, except as specifically set forth below:

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

The true consideration for this conveyance is \$203,000.00.

**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.**

Dated October 26, 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: [Signature]

of Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Connors, LLP as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association

MAYRA L. MURILLO  
AUTHORIZED SIGNER

State of CALIFORNIA

County of San Diego

This instrument was acknowledged before me on October 26, 2015 by [Signature] of Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Connors, LLP 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: \_\_\_\_\_

#### EXHIBIT "A" LEGAL DESCRIPTION

The following property situated in the NW1/4 SE1/4, Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon: Beginning at the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East, Willamette Meridian; thence North 0°09' West along the North and South centerline of said Section 11, as marked on the ground by a well established fence line, 1,663.6 feet to a point on the centerline of Bristol Avenue, a 60 foot roadway; thence North 89°28' East 906.1 feet along said centerline to a point; thence North 0°12' West 30 feet to a point on the Northerly right of way line of said Avenue, said point also being the true point of beginning; thence North 0°12' West 278.9 feet; thence South 89°31' East 415.1 feet to a point on the Westerly right of way line of Homedale Road, a 60 foot roadway; thence South 0°16' East along said Westerly right of way line 271.0 feet, to a point marking the intersection of said Westerly right of way line and the Northerly right of way line of Bristol Avenue; thence South 89°28' West along said Northerly right of way line 415.4 feet, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes, more particularly described as follows:

A parcel of land, situated in the NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, for road purposes and being a portion of that property described in Deed Volume M67, Page 7962 recorded in the Klamath County Clerk's Office being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 11 and 14, Township 39 South, Range 9 East, Willamette Meridian; thence along the center section line of Section 11, North 00°10'58" West - 1,666.95 feet to a point on the centerline of Bristol Avenue; thence along the centerline of Bristol Avenue North 89°28'00" East - 1,313.08 feet to a point; thence North 00°32'12" West - 30.00 feet to a point at the intersection of the West right of way line of Homedale Road and the North right of way line of Bristol Avenue, said point also being the true point of beginning; thence along the West right of way line of Homedale Road North 00°32'12" West - 15.00 feet to a 5/8 inch iron pin; thence South 44°27'54" West - 21.21 feet to a 5/8 inch iron pin on the North right of way line of Bristol Avenue; thence along the North right of way line of Bristol Avenue North 89°28'00" East - 15.00 feet to the point of beginning. Bearings and distances are based on Survey No. 6621 on file in the Klamath County Surveyor's Office.

## 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 October 26, 2015 before me, Silver De Vera, 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

Silver De Vera

(Seal)

