

After recording return to and send all
tax statements to the following address:
Gregory James Fox and Marisa Suzanne Fox
7917 Gearhart Street
Klamath Falls, OR 97601

STATUTORY
BARGAIN AND SALE DEED

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys
to Gregory James Fox and Marisa Suzanne Fox, Grantee(s), the following described real property:

R496993

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 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

The true and actual consideration for this conveyance is \$275,000.00 (See ORS 93.030).

DATED: October 29, 2015

Fannie Mae AKA Federal National Mortgage Association

By: [Signature]
On behalf of RCO its Attorney in Fact

FNMA by
Crystal Ellis
For RCO as
AIF

STATE OF: Oregon }
COUNTY OF: Multnomah } SS:

I certify that I know or have satisfactory evidence that Crystal Ellis as Administrative Assistant, is the
person who signed this instrument, on oath stated that she is authorized to execute the instrument and
acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Fannie Mae AKA
Federal National Mortgage Association to be the free and voluntary act of such party for the uses and
purposes mentioned in this instrument.

Dated: 10/29/15

[Signature]
Notary Public in and for the state of: Oregon
Residing at: Multnomah
My Appointment Expires: 4-8-19

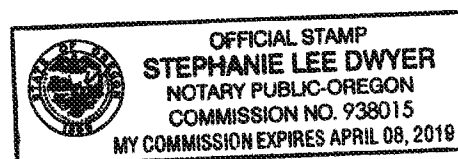


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 5 in Block 4, TRACT NO. 1002, LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the most Southern corner of said Lot 5, thence North 00 degrees 01' 20" East along the West line of said Lot 5, 423.70 feet to a 1/2 inch iron pin; thence South 69 degrees 22' 33" East, 325.42 feet to a 1/2 inch iron pin on a point on curve of the Northerly right of way line of Gearhart Street from which the radius point of said curve bears North 68 degrees 19' 09" West, 248.85 feet, thence along the arc of a 248.85 feet radius curve to the right (Delta = 26 degrees 19' 09": Long Chord = South 34 degrees 50' 25" West, 113.31 feet) 114.31 feet to a 5/8 inch iron pin at the end of curve; thence South 48 degrees 00' 00" West, 322.92 feet to the point of beginning.