

2016-000855

Klamath County, Oregon

01/27/2016 04:07:04 PM

Fee: \$42.00

WHEN RECORDED MAIL TO

Aldridge Pite, LLP

621 SW Morrison St., Ste. 425

Portland, OR 97205-3828

MAIL TAX STATEMENT TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

14221 Dallas Parkway, Suite 1000

Dallas, TX 75254-2951

Space Above For Recorder's Use

APN: R452557 / R-3809-036CD-08100-000

TS No: 025648-OR

FNMA NO.: 1705452922

1501/2225

WARRANTY DEED

Grantor: PNC BANK, NATIONAL ASSOCIATION

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

THE SOUTHWESTERLY 30 FEET OF LOT 38 AND THE NORTHEASTERLY 70 FEET OF LOT 39 OF MOYINA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Commonly known as: **6324 JUNIPER WY, KLAMATH FALLS, OR 97603**

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.

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Dated this 21st day of January 2016

By: Barbara Wacker
Name: Barbara Wacker
Title: Authorized Signer

STATE OF Ohio
COUNTY OF Montgomery

On January 21, 2016 before me, Kym P. Hutten, personally appeared Barbara Wacker, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kym P. Hutten (seal)

Name: KYM P. HUTTEN

CRC WARRYDEED 01032014

