

2016-001185

Klamath County, Oregon

02/05/2016 02:11:01 PM

Fee: \$47.00

Tax statements to: Original return to:
GREEN TREE Aldridge Pite, LLP
SERVICING, LLC 621 SW Morrison St., Ste. 425
7360 S Kyrene Road, Portland, OR 97205
Tempe, AZ 85283

Space Above For Recorder's Use

WARRANTY DEED

Grantor: GREEN TREE SERVICING, LLC
7360 S Kyrene Road
Tempe, AZ 85283

Grantee: Federal National Mortgage Association (FNMA)
14221 Dallas Pkwy., Ste. 1000
Dallas, TX 75254

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

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

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 5; THENCE NORTH 8°59' WEST 52.70 FEET; THENCE NORTH 00°18' WEST 216.09 FEET; THENCE NORTH 89°27' WEST 200.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 260 AT PAGE 687, DEED RECORDS AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°27' WEST TO THE EASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY AS DESCRIBED IN BOOK M-67 AT PAGE 8644, KLAMATH COUNTY DEED RECORDS; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 260 AT PAGE 687, DEED RECORDS; THENCE SOUTH 00°18' EAST ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

A STRIP OF LAND 30 FEET IN WIDTH, ADJACENT TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY (AS DESCRIBED IN BOOK M-67 AT PAGE 9771, KLAMATH COUNTY DEED RECORDS) AND ACROSS THE NORTHWESTERLY PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK M-68 AT PAGE 6547, KLAMATH COUNTY RECORDS, SAID STRIP OF LAND BEING SITUATED IN THE SW 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 5; THENCE SOUTH 00°18' EAST 572 FEET; THENCE SOUTH 89°42' WEST TO A POINT THAT IS 30 FEET DISTANT FROM, MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY, PARALLEL TO AND 30 FEET DISTANT FROM SAID RIGHT OF WAY LINE TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK M-68 AT PAGE 6547; THENCE NORTH 0°18' WEST ALONG

SAID WEST LINE TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK M-68 AT PAGE 6547; THENCE NORTH 89°42' EAST TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE DALLAS-CALIFORNIA STATE HIGHWAY 140 ALSO KNOWN AS U.S. HIGHWAY 97.

CODE 004 MAP 3909-005CC TL 00800 KEY #768529

commonly known as:

2587 Grape Street, Klamath Falls, OR 97601

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.

DITECH FINANCIAL LLC FKA
GREEN TREE SERVICING LLC

Dated this 3 day of February 2016 By: Tammy L. Powell
Name: Tammy L. Powell
Title: Assistant Vice President

STATE OF Florida
COUNTY OF Duval

On 3rd day of Feb 2016 before me, Rita L. Steverson personally appeared Tammy L. Powell 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

Name:

Rita L. Steverson

