



2016-006690
Klamath County, Oregon
06/24/2016 09:31:58 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
P O Box 650043
Dallas, TX 75265-0043

GRANTEE:
Mildred E. McCluney and Peter M. McCluney, as
tenants by the entirety
26214 Homeland Avenue
Homeland, CA 92548

SEND TAX STATEMENTS TO:
Mildred E. McCluney and Peter M. McCluney
5329 Miller Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Mildred E. McCluney and Peter M. McCluney
5329 Miller Avenue
Klamath Falls, OR 97603

Escrow No: 470316045013-TTJA37
5329 Miller Avenue
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 Mildred E. McCluney and Peter M. McCluney, as tenants by the entirety 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 Page 71354, except as specifically set forth below:

The West 1/2 of Lot 117, Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$40,000.00.

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.

470316045013-TTJA37
Deed (Special Warranty – Statutory Form)

Dated June 20, 2016; 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: Andrea Whitney **ANDREA WHITNEY
MANAGER**
By 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

~~State of CALIFORNIA
COUNTY of San Diego~~

~~This instrument was acknowledged before me on June _____, 2016 by _____ 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.~~

~~_____, Notary Public - State of California
My commission expires: _____~~

SEE ATTACHMENT FOR
OFFICIAL NOTARIZATION

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)
LEGAL DESCRIPTION

The West 1/2 of Lot 117, Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

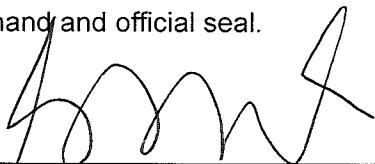
On June 20, 2016 before me, Silver De Vera, Notary Public
(insert name and title of the officer)

personally appeared Andrea Whitney
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.

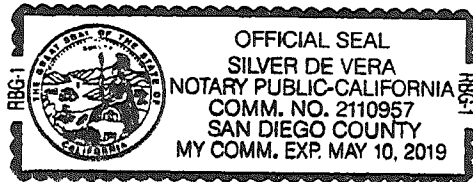
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Silver De Vera



(Seal)