



After recording return to:  
Sue A Bradford  
31271 Meadow Lark Dr  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Sue A Bradford  
31271 Meadow Lark Dr  
Bonanza, OR 97623

File No.: 10261397d (RB)  
Date: June 23, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY SPECIAL WARRANTY DEED

**Fannie Mae A/K/A Federal National Mortgage Association, PO BOX 650043 DALLAS TX 75265-0043**, Grantor, conveys and specially warrants to **Sue A Bradford**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 69 in Block 15 Klamath Falls Forrest Estates Highway 66 Unit, No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$58,000.00**. (Here comply with requirements of ORS 93.030)

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.

Fannie Mae A/K/A Federal National Mortgage  
Association

By: First American Title Insurance Company,  
Attorney in Fact Signed By:

By: \_\_\_\_\_

Name: .

Title:  Justin Jung

Authorized Signer of First American Title  
Insurance Company as Attorney in fact  
And/or agent

STATE OF Texas )  
COUNTY OF Dallas )-ss. Acknowledgment  
On this 23 day of June 2016 before me personally appeared  
Justin Jung

of First American Title Insurance Company, who executed the within instrument as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 6-23-2016

Cynthia Ann Partida Valtierra

Print Name: Cynthia Ann Partida Valtierra

Notary Public in the State of Texas

Residing at: Dallas

My appointment expires 6-4-2019

