



RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**

Fannie Mae a/k/a Federal National Mortgage Association

**GRANTEE'S NAME:**

Chad Evans and Kris Evans

**AFTER RECORDING RETURN TO:**

Chad Evans and Kris Evans, as tenants by the entirety  
2587 Grape Street  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Chad Evans and Kris Evans  
2587 Grape Street  
Klamath Falls, OR 97601

2587 Grape Street, Klamath Falls, OR 97601

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 **Chad Evans and Kris Evans, 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 22942, except as specifically set forth below:

A parcel of land being a portion of the SW 1/4 SW 1/4 of 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 08° 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 Deed Volume 260, page 687, 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 Deed Volume M67, 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 Deed Volume 260, page 687; thence South 00° 18' East along said East line to the true point of beginning of this description.

A strip of land thirty (30) feet in width, adjacent to the Southeasterly right of way line of the Dalles-California Highway (as described in Deed Volume M67, page 9771, Klamath County Deed Records) and across the Northwesterly portion of that tract of land described in Deed Volume M68, page 6547, Klamath County Deed 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 thirty (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 thirty (30) feet distant from said right of way line to the West line of that tract of land described in said Deed Volume M68, 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 Deed Volume M68, page 6547; thence North 89° 42' East to the true point of beginning of this description.

The true consideration for this conveyance is Sixty-Six Thousand And No/100 Dollars (\$66,000.00).

**Subject to:**

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**

**2016-007867**

**Klamath County, Oregon**

**07/26/2016 10:41:58 AM**

**Fee: \$52.00**

# SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 7/20/16; 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  
MANAGER

of Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Connors, LLP as its attorney in fact.

State of \_\_\_\_\_

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,  
personally appeared

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

(Seal)

SEE ATTACHMENT FOR  
OFFICIAL NOTARIZATION

## 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

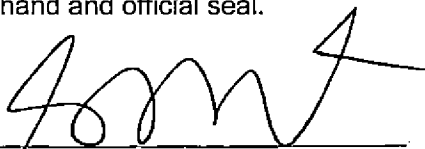
On July 20, 2016 before me, Silver De Vera, Notary Public  
(insert name and title of the officer)

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)

