

2016-010704

Klamath County, Oregon

10/10/2016 08:36:00 AM

Fee: \$47.00

After recording return to:	
Order Number: CH65620030 Escrow Number: FHL10913	Recording Requested by: Lawyers Title
<i>Same as below</i>	
Grantee Name(s)	
Antonio & Silva Perez 5234 Primrose Lane Klamath Falls, OR 97601	
Until a change is requested, all tax statements shall be sent to the following address:	
Same as Above	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association Grantor(s), convey and warrant to Antonio Perez and Silvia Perez, as Husband and Wife as tenants in its entirety Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

LOT 9, BLOCK 2, TRACT NO. 1016 GREEN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R494548

Commonly known as 5234 Primrose Lane, Klamath Falls, OR 97601
However, by showing this address no additional coverage is provided


This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$120,500.00** (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.


Executed this 6th day of October, 2016

Fannie Mae A/K/A Federal National Mortgage Association,
organized and existing under the laws of the
United States of America who acquired title as
Federal National Mortgage Association, by
Lawyers Title Insurance Company as attorney in fact


By: Robert Garcia, authorized signor

State of California, County of Riverside) ss.

This instrument was acknowledged before me on this 6th day of October, 2016 by Robert Garcia, as Authorized Signer of Fannie Mae



Notary Public for the State of California
My commission expires: 1/13/19

