

2016-011638

Klamath County, Oregon

10/31/2016 04:06:01 PM

Fee: \$47.00

After recording return to:	
Order Number: L1503JJ Escrow Number: FHL11024 CH 6502005	Recording Requested by: Lawyers Title
Grantee Name(s)	
After Recording Mail To: Michael R. Long & Stephen A. Long 3631 Homedale Road Klamath Falls, OR 97603	
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 **Michael R. Long, a single man and Stephen A. Long, a single man, as tenants in its entirety** Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE WESTERLY LINE OF TRACT #25, HOMEDALE, KLAMATH COUNTY, OREGON, WHICH IS SOUTH 0°20' WEST 128.5 FEET FROM THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 20' WEST 145.9 FEET; THENCE SOUTH 48° 44' EAST 326.2 FEET; THENCE NORTH 26° 30' EAST 94.4 FEET ; THENCE NORTH 46° 1' WEST 398.1 FEET TO THE PLACE OF BEGINNING, BEING A PORTION OF TRACTS TWENTY-FOUR (24) AND TWENTY FIVE (25), HOMEDALE, KLAMATH COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK FOR AND IN SAID COUNTY AND STATE. THE RIGHT TO ENTER UPO AND CONSTRUCT IRRIGATION DITCHE AND DIVERT IRRIGATION WATER THROUGH LANDS HEREINBEFORE DITCHES AND DIVERT IRRIGATION WATER THROUGH LANDS HEREINBEFORE DESCRIBED IS HEREBY RESERVED ALSO THE RIGHT TO CONSTRUCT AND MAINTAIN DITCHES AND PIPES FOR DOMESTIC WATER.

Parcel ID: R549847

Commonly known as 3631 Homedale Road, Klamath Falls, OR 97603 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 **\$99,900.00** (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 28th day of October, 2016

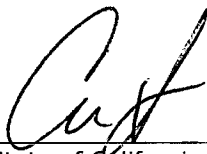
Fannie Mae A/K/A Federal National Mortgage Association,
organized and existing under the laws of the
United States of America who acquired title as
Federal National Mortgage Association, by
Lawyers Title Insurance Company as attorney in fact



By: Robert Garcia, authorized signor

State of California, County of Riverside) ss.

This instrument was acknowledged before me on this 28th day of October, 2016 by Robert Garcia,
as Authorized Signer of Fannie Mae



Notary Public for the State of California
My commission expires:

11/13/19

