

**2017-000130**

**Klamath County, Oregon**

01/06/2017 08:40:01 AM

Fee: \$52.00

Order Number:CH66610241

Escrow Number:FML11896

**Ronnie G. Cole and Jerrine C. Cole**  
**1815 Derby Street**  
**Klamath Falls, OR 97603**

After Recording Mail To:

**Grantee Name(s)**

**Ronnie G. Cole and Jerrine C. Cole**  
**1815 Derby Street**  
**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 Ronnie G. Cole and Jerrine C. Cole, husband and wife as joint tenants , Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.**

### **SEE ATTACHED EXHIBIT "A"**

Account: R524659

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 **\$95,000.00**. (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.**


Executed this 28th day of December, 2016

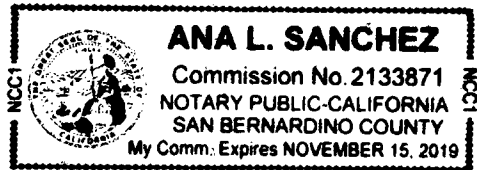
**Fannie Mae A/K/A Federal National Mortgage Association,  
organized and existing under the laws of the  
United States of America who acquired title as  
Federal National Mortgage Association, by  
Lawyers Title Insurance Company as attorney in fact**

  
By: Casandra Bertotti

State of California, County of Riverside ) ss.

This instrument was acknowledged before me on this 28th day of December, 2016 by Casandra Bertotti, as Authorized Signer of Fannie Mae

  
Notary Public for the State of California  
My commission expires: 11/15/19



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

LOT 18 IN BLOCK 1 BRYANT TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R524659