

2017-000569

Klamath County, Oregon

01/19/2017 03:59:00 PM

Fee: \$52.00

Order Number: CH65620249 Escrow Number: FHL10937	
Grantee Name(s)	
John E. Laver III 4412 Winter Ave Klamath Falls, OR. 97603	After Recording Mail To:
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 John E. Laver, III, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Legal description attached hereto and made a part thereof as Exhibit "A"

Account: R551780

Map & Tax Lot: R-3909-011BC-05900-000

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 **\$90,000.00** (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 13th day of January, 2017

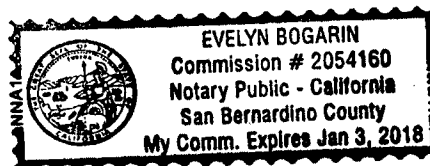
Fannie Mae A/K/A Federal National Mortgage Association,
organized and existing under the laws of the
United States of America who acquired title as
Federal National Mortgage Association, by
~~Lawyers Title Insurance Company~~ as attorney in fact


By: Robert Garcia, Authorized Signer

State of California, County of Riverside) ss.

This instrument was acknowledged before me on this 13th day of January 2017 by
Robert Garcia, as Authorized Signer of Fannie Mae


Notary Public for the State of California
My commission expires: January 3, 2018



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:

BEGINNING AT A POINT ON THE EAST-WEST QUARTER LINE WHICH LIES NORTH 88° 57' EAST A DISTANCE OR 747.0 FEET FROM THE IRON AXLE WHICH MARKS THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE:

CONTINUING NORTH 88° 57' EAST A DISTANCE OF 59.5 FEET ALONG THE EAST-WEST QUARTER LINE; THENCE NORTH 1° 12' WEST PARALLEL TO THE WEST SECTION LINE OF SAID SECTION 11, A DISTANCE OF 331.4 FEET TO A POINT; THENCE SOUTH 88° 57' WEST PARALLEL TO THE EAST-WEST QUARTER LINE A DISTANCE OF 59.5 FEET TO A POINT; THENCE SOUTH 1° 12' EAST A DISTANCE OF 331.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACT BEING IN THE SOUTH 1/2 SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN. THERE IS RESERVED FOR ROAD PURPOSES A STRIP 30 FEET WIDE ALONG THE NORTH SIDE OF THIS TRACT.

Parcel ID: R551780