

After recording return to:
Order Number: CH66620031 Escrow Number: FHL11776
Grantee Name(s)
Wayne R. Nelson 1334 Johnson Avenue Klamath, OR. 97601
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

2017-004073

Klamath County, Oregon

04/18/2017 03:46:00 PM

Fee: \$47.00

CH 66620031

Reserved for Recorder's Use

Recording Requested by:

Lawyers Title

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 Wayne R. Nelson, a single man, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

LOT 2 IN BLOCK 29, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Account: R303772

Map & Tax Lot: R-3809-029DA-08100

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 **\$91,500.00** . (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 11th day of April, 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 11th day of April 2017 by Robert Garcia, as Authorized Signer of Fannie Mae


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

