

After recording return to and send all
tax statements to the following address:
Darrell Ridenour and Nalani Ridenour
4338 Austin St
Klamath Falls, OR 97603

STATUTORY
BARGAIN AND SALE DEED

RECORDED BY NEXTITLE
W/ XREF - 08262355
ORDER NO.

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to Darrell Ridenour and Nalani Ridenour,*Grantee(s), the following described real property:

*Husband and Wife

Lot 84 of Casitas, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and Northerly 12 feet of Lot 85 of Casitas as adjusted by Lot Line Adjustment 16-98 filed April 16, 1998.

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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

The true and actual consideration for this conveyance is \$55,500.00 (See ORS 93.030).

DATED: June 28, 2017

Fannie Mae AKA Federal National Mortgage Association

By: [Signature]
On behalf of RCO its Attorney in Fact

FNMA by
Crystal Ellis
For RCO as
AIF

STATE OF: Oregon }
COUNTY OF: Multnomah } SS:

I certify that I know or have satisfactory evidence that Crystal Ellis is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Fannie Mae AKA Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/28/2017

[Signature]
Notary Public in and for the state of, OR
Residing at: Portland
My Appointment Expires: 9-7-2020

