



After recording return to and send all  
tax statements to the following address:  
Benjamin Stuart  
9825 Simpson Canyon Rd  
Klamath Falls, OR 97601

2017-010124  
Klamath County, Oregon  
09/07/2017 11:26:00 AM  
Fee: \$42.00

STATUTORY  
BARGAIN AND SALE DEED

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to Benjamin Stuart, Grantee(s), the following described real property:

Lot 4 of TRACT 1310 - PLUM VALLEY II, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

3709E2901901

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 \$280,100.00 (See ORS 93.030).

DATED: 9.5.17

Fannie Mae AKA Federal National Mortgage Association

By: Shannon Wright as attorney in fact on behalf of RCO Legal  
On behalf of RCO its Attorney in Fact

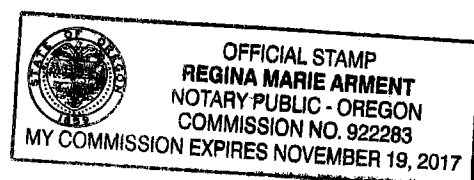
STATE OF: Oregon }  
COUNTY OF: Clackamas } SS:

I certify that I know or have satisfactory evidence that Shannon Wright is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of RCO Legal, 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: 9.5.17

Regina Marie Arment  
Notary Public in and for the state of:

Residing at: Washington Co  
My Appointment Expires: 11.19.17



RECORDED BY NEXTITLE  
ORDER NO. NXOR-0226937