

2018-004737

Klamath County, Oregon

04/19/2018 12:12:01 PM

Fee: \$52.00

Recording Requested by:
Lawyers Title

After recording return to:
Order Number: 717610754 Escrow Number: FMN11111
Grantee Name(s) After Recording Mail To:
Sharon Kay Mann P.O. Box 5196 Klamath Falls, OR 97601
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 Sharon Kay Mann, an unmarried woman, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Legal Description attached hereto as Exhibit "A"

Account: R409579

Map & Tax Lot: R3809032BB02800000

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 **\$76,000.00**. (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 18 day of April, 2018

**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, Authorized Signor**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

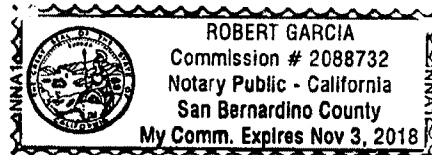
STATE OF CALIFORNIA

COUNTY OF Riverside) SS.
On 4-18-18 before me, Robert Garcia, Notary Public,
personally appeared Casandra Bertotti, Authorized Signor
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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:

PARCEL 1

A PORTION OF LOTS 1 AND 7, BLOCK 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH ALONG THE WEST BOUNDARY OF UNIVERSITY STREET 50 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE OF LOT 7; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 7 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG NORTH LINE OF LOT 7, 10 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF LOT 7 TO THE SOUTH LINE THEREOF; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 10 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTH LINE OF LOT 1 TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF LOT 8, BLOCK 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 8 A DISTANCE OF 170.6 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY 5 FEET PARALLEL TO CALIFORNIA AVENUE; THENCE EASTERLY PARALLEL TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 8 TO THE WESTERLY LINE OF UERLINGS STREET; THENCE NORTHERLY ALONG UERLINGS STREET, A DISTANCE OF 5 FEET, MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, TO THE POINT OF BEGINNING.

PARCEL 3

THE SOUTHEASTERLY 8 FEET, (AS MEASURED ALONG THE WESTERLY LINE AND PARALLEL TO THE SOUTH LINE OF LOT) OF THE FOLLOWING PARCEL:

ALL OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION AND RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 50 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 102 OF BUENA VISTA ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, BEING THE SOUTHERLY PORTION OF SAID LOT; ALSO SAVING AND EXCEPTING THAT PORTION OF SAID LOT 1 LYING NORTHERLY OF SAID LINE BETWEEN LOTS 2 AND 6 OF SAID BLOCK 102 EXTENDED, THROUGH SAID LOT 1 TO SECOND STREET.

Parcel ID: R409579