

199293AM

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

2018-005247
Klamath County, Oregon
04/30/2018 10:39:01 AM
Fee: \$47.00

GRANTOR'S NAME:
Fannie Mae a/k/a Federal National Mortgage Association

GRANTEE'S NAME:
David Harmon and Belle Harmon

AFTER RECORDING RETURN TO:
David Harmon and Belle Harmon
1911 Johnson Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
David Harmon and Belle Harmon
1911 Johnson Avenue
Klamath Falls, OR 97601

1911 Johnson Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association, Grantor, conveys and specially warrants to David Harmon and Belle Harmon, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M05 Page 57306, except as specifically set forth below:

Lots 3, 4 and 5, Block 36, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the Official Plat on file in the Office of the County Clerk, Klamath County, Oregon, excepting:
Beginning at the Southeasterly corner of Lot 5, Block 36, HILLSIDE ADDITION to the City of Klamath Falls; thence Westerly along the Southerly line of Lot 5, 40.60 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad ; thence Northwesterly along said line 56.02 feet to the line common to Lots 4 and 5; thence Easterly along the Northerly line of Lot 5, 65.86 feet to the Northeast corner of Lot 5; thence Southerly along the Easterly line of said Lot 5, 50 feet to the point of beginning.
ALSO: Beginning at the Northeast corner of Lot 4, Block 36, HILLSIDE ADDITION to the City of Klamath Falls; thence Southeasterly along the Northeasterly line of Lot 4, 53.0 feet; thence Southerly 2.70 feet to the Southeasterly corner of Lot 4; thence Westerly along the line common to Lots 4 and 5, 65.86 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 56.02 feet to the line common to Lots 3 and 4; thence Easterly along the Northerly line of Lot 4, 67.22 feet to the point of beginning.
ALSO: Beginning at the Southeasterly corner of Lot 3, Block 36, HILLSIDE ADDITION to the City of Klamath Falls; thence Westerly along the Southerly line of Lot 3 which is the line common to Lots 3 and 4, 67.22 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line 56.02 feet to the line common to Lots 2 and 3; thence Easterly along the Northerly line of Lot 3, 67.22 feet to the Northeast corner of Lot 3; thence Southeasterly along the Northeasterly line of Lot 3, 56.0 feet to the point of beginning.

The true consideration for this conveyance is One Hundred Twenty-Nine Thousand Four Hundred And No/100 Dollars (\$129,400.00).

Subject to:
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 4/27/18; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association

BY: [Signature]
of Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Cornors, LLP as its attorney in fact.

State of Georgia

County of Fulton

On 4/27/18 before me Angela Durham, Notary Public,
personally appeared James Powell / Aldridge Pite LLP Attorney in Fact

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 Georgia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

