

2018-006010

Klamath County, Oregon

05/16/2018 12:05:01 PM

Fee: \$47.00

Recording Requested by:
Lawyers Title

After recording return to:
Order Number: 717620269 Escrow Number: FMN11088 Jason T McDonald 3912 Arroyo Court Klamath Falls OR 97603
Grantee Name(s)
Jason T McDonald
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

Jason T McDonald, a married man

Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

LOT 4, BLOCK 2, SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON MEIN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. LESS A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4; THENCE NORTH 28° 00' 36" EAST ALONG THE EASTERLY LINE OF SAID LOT 4; SAID CORNER BEING ON THE ARC OF A 50 FOOT RADIUS CURVE MARKING THE RIGHT OF WAY LINE OF ARROYO COURT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 2.51 FEET (LONG CHORD IS 2.50 FEET); THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

Parcel ID: R563492

Commonly known as 3912 Arroyo Court, Klamath Falls OR 97603

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 **\$147,000.00**. (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 20

Executed this 14____ day of May, 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 signer

State of California, County of Riverside) ss.

This instrument was acknowledged before me on this 14 day of May, 2018 by Casandra Bertotti
, as Authorized Signer of Fannie Mae



Notary Public for the State of California

My commission expires: 11-3-18

