

Recording Requested by:
Lawyers Title

2018-006129

Klamath County, Oregon

05/18/2018 01:11:01 PM

Fee: \$52.00

After recording return to: →
Order Number: 717620558 Escrow Number: FMN11133
Grantee Name(s)
After Recording Mail To: Irvin Petersen and Karen Petersen 2640 Market / Box 82 Bonanza, OR 97623
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 Irvin Petersen and Karen Petersen, husband and wife as community property with right of survivorship, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Legal Description attached hereto as Exhibit "A"

Account: R628761

Map & Tax Lot: R-4013-00300-00800-000

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 **\$82,500.00**. (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 17 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**

[Signature]
By: **Cassandra 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

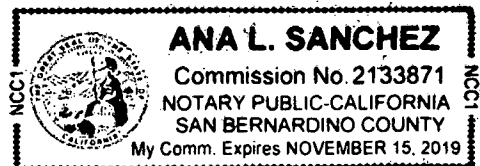
COUNTY OF Riverside

On 5/17/18 before me, Ana L. Sanchez, Notary Public,
personally appeared Cassandra Bertotti, Authorized Signer
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (s) 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 [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:

A PIECE OR PARCEL OF LAND SITUATED IN THE SE1/4 NE1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 NE1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 13 E.W.M.; THENCE WEST ALONG THE NORTH LINE OF SAID SE1/4NE1/4 A DISTANCE OF 510 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SE1/4NE1/4 A DISTANCE OF 210 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SE1/4NE1/4 A DISTANCE OF 235 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SE1/4NE1/4 A DISTANCE OF 425 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SE1/4NE1/4 A DISTANCE OF 275 FEET TO A POINT IN THE CENTERLINE OF GALE ROAD WHICH IS ALSO THE EAST LINE OF SAID SE1/4NE1/4; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 635 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAVING AND EXCEPTING ANY PORTION LYING WITHIN THE RIGHT OF WAY OF GALE ROAD.

Parcel ID: R628761