

2018-006381

Klamath County, Oregon

05/24/2018 01:43:00 PM

Fee: \$47.00

After recording mail to:

Send Tax Statements to:

PENSCO TRUST COMPANY, LLC
CUSTODIAN FBO
PHYLLIS C. SHIDLER
P.O. BOX 17859
DENVER, CO 80217

ESCROW NO.: OR-1008-JH
TITLE ORDER: 219134AM

**SPECIAL WARRANTY DEED
(OREGON)**

FEDERAL NATIONAL MORTGAGE ASSOCIATION Grantor, whose address is: PO BOX 650043 DALLAS TX 75265-0043 conveys and specially warrant(s) to **PENSCO Trust Company, LLC Custodian FBO PHYLLIS C. SHIDLER IRA 100% Grantee**, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

LOT 19, BLOCK 1, STEWART ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

This property is free of all encumbrances created, EXCEPT: [Exceptions to the covenants described in ORS 93.855(2)]

The true consideration for this conveyance is **\$36,675.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated April 3, 2018

Fannie Mae A/K/A Federal National Mortgage Association

By: First American Title Insurance Company, Attorney in Fact Signed By:

Signature of Corporate Officer [Signature]

Name of Officer

Chris Czechowski

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

It's Authorized Signer

Whose Address is: PO BOX 650043 DALLAS TX 75265-0043

State of Texas

County of Dallas

On 4-3-18 before me, Cynthia Ann Partida Valtierra Notary Public,

Personally appeared

Chris Czechowski

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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature] (Seal)

