

2018-012961

Klamath County, Oregon

10/24/2018 08:36:01 AM

Fee: \$97.00

After recording return to:
Order Number:718610012 Escrow Number: FMN11338
Corey J. Murphy 6821 Henley Road Klamath Falls, OR 97603
Grantee Name(s)
Corey J. Murphy 6821 Henley Road Klamath Falls, OR 97603
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 **Corey J. Murphy**, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

SEE ATTACHED EXHIBIT "A"

Account: R584004 AND R584022

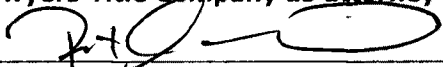
This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$132,000.00**. (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 22nd day of October, 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 Company as attorney in fact**



By: Robert Garcia, authorized signer

State of California, County of Riverside) ss.

This instrument was acknowledged before me on this 22nd day of October, 2018 by Robert Garcia, as
Authorized Signer of Fannie Mae

Notary Public for the State of _____
My commission expires: _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 October 22, 2018 before me, Ana L. Sanchez Notary
Date Insert Name and Title of the officer

Public, personally appeared Robert Garcia

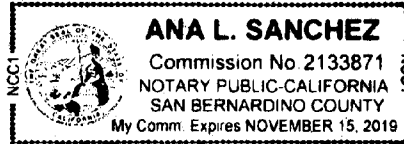
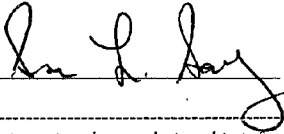
Name(s) of Signer(s)

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: _____



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed FMN11338 Document Date: October 22, 2018

Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

Corporate Officer - Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signers Name: _____

Corporate Officer - Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

**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 THE N1/2 OF NE1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 1676.3 FEET AND NORTH 0°27' WEST A DISTANCE OF 30 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89°33' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD A DISTANCE OF 79 FEET TO A POINT; THENCE NORTH 0°27' WEST A DISTANCE OF 276.3 FEET TO A POINT; THENCE NORTH 89°33' EAST A DISTANCE OF 79 FEET TO A POINT; THENCE SOUTH 0°27' EAST A DISTANCE OF 276.3 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE N1/2 OF THE NE1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 1755.3 FEET AND NORTH 0°27' WEST A DISTANCE OF 30 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE SOUTH 89°33' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD A DISTANCE OF 79 FEET TO A POINT; THENCE NORTH 0°27' WEST A DISTANCE OF 276.3 FEET TO A POINT; THENCE NORTH 89°33' EAST A DISTANCE OF 79 FEET TO A POINT; THENCE SOUTH 0°27' EAST A DISTANCE OF 276.3 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3:

ALL THAT PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 1676.3 FEET AND NORTH 0°27' WEST 306.3 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 25; THENCE SOUTH 89°33' WEST 158 FEET; THENCE NORTH 0°27' WEST 276.3 FEET; THENCE NORTH 89°33' EAST 158 FEET; THENCE SOUTH 0°27' EAST 276.3 FEET TO THE POINT OF BEGINNING.

Parcel ID: R584004 AND R584022