

2018-013783

Klamath County, Oregon

11/13/2018 12:41:01 PM

Fee: \$87.00

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
111 SW Columbia Street #950
Portland, OR 97201

MAIL TAX STATEMENT TO:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254-2951

Space Above For Recorder's Use

APN: R572320 // R-3909-014BC-02300
TS No: 066846-OR
FNMA NO.: 1733309162

SPECIAL WARRANTY DEED

The true consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor: **BANK OF AMERICA, N.A.**
Grantee: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Grantor conveys and specially warrants to Grantee the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein: A PARCEL OF LAND SITUATED IN THE SW 1/4 NW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Commonly known as: **5121 S ETNA STREET, KLAMATH FALLS, OR 97603**

Grantor warrants and will defend the title of the property against all persons who may lawfully claim the same by, through or under Grantor.

Dated this 8th day of November, 2018. By: Carmeka Edwards
Name: Carmeka Yvonne Edwards
Title: Assistant Vice President (AVP)

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.

STATE OF Texas }
COUNTY OF Dallas }

On Nov. 8, 2018 before me, MYRA P GUERRERO, NOTARY PUBLIC, personally appeared Carmeka Yvonne Edwards, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

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. 11-8-18

Signature Myra P Guerrero (seal)

Name: MYRA P GUERRERO

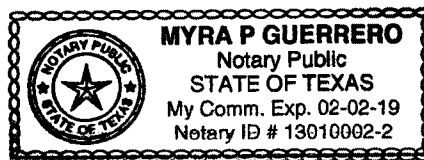


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southwest corner of Lot 47 of ELMWOOD PARK, County, Oregon; thence South 89° 33' 00" East along the South boundary of said Elmwood Park, 34.73 feet to an old fence, thence South 03° 21' 42" East along said old fence and the extension thereof, 193.65 feet to a point on a curve on the Northerly right of way line of the U.S.R.S. Klamath Project A-3 lateral; thence along the arc of a 175.99 foot radius curve to the right (delta= 36° 33' 06"; long chord = South 83° 31' 47" West, 110.38 feet) 112.27 feet to a 1/2 inch iron pin at the end of curve; thence North 78° 11' 40" West continuing along said lateral right of way line, 82.94 feet to a 1/2 inch iron pin at the intersection of said lateral right of way line with the Easterly right of way line of South Etna Street, a county road; thence along said Easterly right of way line and the arc of a 170.73 foot radius curve to the left (delta = 53 ° 41' 18"; long chord = North 83° 50' 39" West, 154.19 feet) 159.78 feet to the end of said curve; thence North 57° 00' 00" West, 14.76 feet to a 1/2 inch iron pin; thence leaving said Easterly right of way line North 78° 30' 37" East, 239.41 feet to the point of beginning.