

172062 AM

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Fannie Mae a/k/a Federal National Mortgage Association

GRANTEE'S NAME:

Nicholas Powers

AFTER RECORDING RETURN TO:

Nicholas Powers, an estate in fee simple
5622 Homedale Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Nicholas Powers
5622 Homedale Road
Klamath Falls, OR 97603

5622 Homedale Road, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association, Grantor, conveys and specially warrants to **Nicholas Powers, an estate in fee simple**, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-013134, except as specifically set forth below:

A tract of land situated in the NW1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 iron pin on the Westerly right of way line of Homedale Road, said point being South 00°02'35" East, 2169.24 feet (2170.00 feet by record) and South 89°48'28" West, 30.00 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14; thence South 00°02'35" East along said right of way line 120.00 feet; thence South 89°48'28" West 648.28 feet to the Easterly right of way line of the U.S.B.R. A-3-B irrigation lateral; thence North 24°44'39" East along said Easterly right of way line 132.34 feet to a 5/8 inch iron pin; thence North 89°48'28" East along the Northerly edge of an existing fence line 592.80 feet to the point of beginning.

The true consideration for this conveyance is Two Hundred Thirteen Thousand And No/100 Dollars (\$213,000.00).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 11/8/18; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a ~~Federal~~ National Mortgage Association

BY: [Signature]
of Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Connors, LLP as its attorney in fact.

State of Georgia

County of Fulton

On November 08, 2018 before me, Angela Durham, Notary Public, personally appeared James Powell, of Aldridge Pite, LLP as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, 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 Georgia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angela Durham
Signature

