

2018-014288

Klamath County, Oregon

11/27/2018 12:41:01 PM

Fee: \$92.00

**Recording Requested by:
Lawyers Title**

Order Number: 718620039 Escrow Number: FMN11501
Grantee Name(s)
Wendy Crawford 14765 Puckett Rd Klamath Falls, OR 97601
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 Wendy Crawford, a married woman, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Legal Description attached hereto as Exhibit "A"

Account: 500069
Map & Tax Lot: 3908-031B0-02700

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 **\$100,000.00** (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 26 day of November, 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**

By: Casandra Bertotti, Authorized Signor

Bertotti

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

) SS.

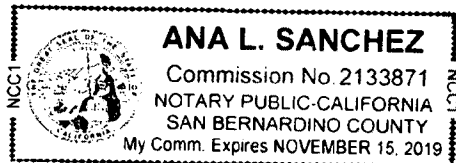
On 11/26/18 before me, Ana L. Sanchez, Notary Public,
personally appeared Casandra Bertotti,
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their 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

Ana L. Sanchez



MAIL TAX STATEMENTS AS DIRECTED ABOVE



CHICAGO TITLE INSURANCE COMPANY

AS ISSUING AGENT 1-800-943-1196

Title No 718620039

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 TRACT OF LAND SITUATED IN THE W 1/2 OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 290, PAGE 604, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE OLD KLAMATH FALLS-KENO COUNTY ROAD, SOMETIMES KNOWN AS THE KLAMATH RIVER ROAD, WHICH POINT IS N 0° 10' W A DISTANCE OF 294.7 FEET MEASURED ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 31 AND S 45° 42' W A DISTANCE OF 8.3 FEET FROM THE CENTER ONE-FOURTH CORNER OF SAID SECTION 31, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 222 PAGE 318, KLAMATH COUNTY DEED RECORDS; THENCE N 42° 15' W ALONG THE SOUTHWESTERLY BOUNDARY OF THE LAST ABOVE DESCRIBED TRACT OF LAND A DISTANCE OF 118.55 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF SAID TRACT OF LAND; THENCE S 44° 10' W A DISTANCE OF 56.56 FEET; THENCE N 45° 03' W PARALLEL WITH THE OLD SPENCER CREEK COUNTY ROAD A DISTANCE OF 120.0 FEET; THENCE S 44° 10' WEST A DISTANCE OF 49.0 FEET; THENCE S 45° 03' E A DISTANCE OF 237.01 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF THE OLD KLAMATH FALLS-KENO COUNTY ROAD; THENCE N 45° 42' E ALONG SAID LINE A DISTANCE OF 97.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel ID: R500069

Commonly known as 14765 PUCKETT RD, Klamath Falls, OR 97601
However, by showing this address no additional coverage is provided



CHICAGO TITLE INSURANCE COMPANY

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