

2018-015460

Klamath County, Oregon

12/31/2018 08:37:01 AM

Fee: \$97.00

Recording Requested by:
Lawyers Title

After recording return to:
Order Number: 718620117 Escrow Number: FMN11516 Amber L. Lancaster Curtis L. Peoples 230 North 6th Street Klamath Falls, OR 97601
Grantee Name(s)
Amber L. Lancaster Curtis L. Peoples 230 North 6th Street 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 Amber L. Lancaster and Curtis L. Peoples, **As Tenants by the Entirety**, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

SEE ATTACHED EXHIBIT "A"

Account: **R412636**

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 **\$192,000.00**. (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 21st day of December 21, 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 21st day of December 21, 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 December 21, 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)

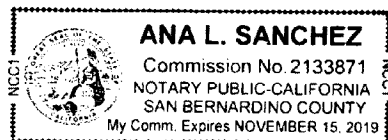
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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:

[Handwritten 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 FMN11516 Document Date: December 21, 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:

LOT 8 IN BLOCK 9, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE SOUTHERLY 14 FEET THEREOF. TOGETHER WITH AN APPURTENANT EASEMENT DATED JULY 15, 1949, RECORDED JANUARY 20, 1959 IN VOLUME 309, PAGE 9 IN DEED RECORDS OF KLAMATH COUNTY, OREGON, "RESERVING HOWEVER THE PERPETUAL RIGHT AND EASEMENT APPURTENANT TO SAID LOT 8 FOR THE USE AS A DRIVEWAY ALONG SAID ADJOINING LOT 1".

Parcel ID: R412636