

MTC26443AM

RECORDING REQUESTED BY:

AmeriTitle
300 Klamath Ave
Klamath Falls, OR 97601

2019-000935

Klamath County, Oregon

01/31/2019 02:37:00 PM

Fee: \$87.00

WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

Nick Lee Petry
9600 S W Laughter Ln
Amity, OR 97101

Escrow No.: **OR-1546-GY**
Tax ID: **R272234**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, Grantor, conveys and specially warrants Nick Lee Petry, a married man, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon:**

Lot 14 in Block 43 of First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property commonly known as: **21114 Pow Wow, Sprague River, OR 97639**

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$ 67,725.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

87 HNT

Dated: 1-28-19

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

By: First American Title Insurance Company, Attorney in Fact
Signed By:

[Signature]
Signature of Corporate Officer
Paul Gorman
Name of Officer
It's Authorized Signor

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

State of California
County of San Bernardino

On 1-28-19 before me, Rechelle Manning, Notary Public,
personally appeared Paul Gorman as an Auth Signer for
First American, 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 Rechelle Manning (Seal)

