

RECORDING REQUESTED BY:



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

2019-002058

Klamath County, Oregon

03/06/2019 03:13:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Fannie Mae a/k/a Federal National Mortgage Association

GRANTEE'S NAME:

Bruce Samuel Huffman and April Lynn Huffman

AFTER RECORDING RETURN TO:

Bruce Samuel Huffman and April Lynn Huffman, as tenants by the entirety
21917 Hwy 140 E
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Bruce Samuel Huffman and April Lynn Huffman
21917 Hwy 140 E
Bonanza, OR 97623

21917 Hwy 140 E, Bonanza, OR 97623

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 Bruce Samuel Huffman and April Lynn Huffman, as tenants by the entirety, 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. M01-36093, except as specifically set forth below:

A parcel of land situate in the SW1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the SW1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence Easterly along the North line of the SW1/4 NW1/4 of said Section 34. 218.63

feet to the point of beginning for this description; thence continuing along the North line of the SW1/4 NW1/4 of said Section 34, 212.18 feet; thence leaving said North line, South 11°32'30" East, 370.24 feet to a point on the Northerly right of way line of State Highway No. 140; thence South 60°48'50" West along said right of way line, 218.14 feet; thence leaving said right of way line North 11°32'30" West, 478.80 feet to the point of beginning.

The true consideration for this conveyance is One Hundred Twenty-Six Thousand One Hundred Sixty And No/100 Dollars **(\$126,160.00)**.

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 2/26/19; 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

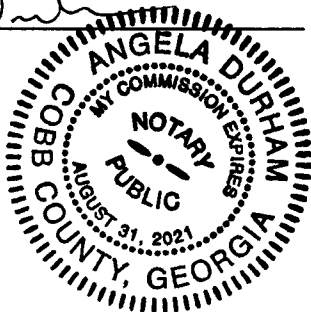
On 2-26-19 before me, Angela Durham, Notary Public,
personally appeared James Powell / Aldridge Pite Atty in Fact for FNMMA

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.

[Signature]
Signature



(Seal)