



262377 AM

RECORDING REQUESTED BY
Commonwealth Land Title
AND WHEN RECORDED MAIL TO:

Cesar Segoviano
2839 Kane Street
Klamath Falls, OR 97603

2019-008155
Klamath County, Oregon
07/19/2019 01:22:02 PM
Fee: \$97.00

ESCROW NO.: FMN12237-MG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

\$148,900.00 **Special Warranty Deed**

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Fannie Mae AKA Federal National Mortgage Association, organized and existing under the Laws of the United States of America who acquired title as Federal National Mortgage Association

do/does hereby convey to

Cesar Segoviano

the following real property situated in Klamath County, Oregon :

MAP ID# R-3909-002DC-01402-000

Account: R875470

Legal Description see attached Exhibit "A"

ORS 93.040 see attached Exhibit "B"

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: 07/16/2019

Grantor(s):

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


Robert Garcia, authorized signer

97

State of California
County of Riverside

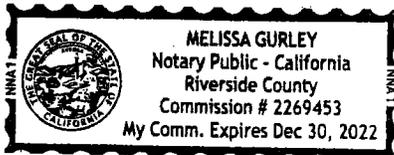
} ss:

On 07/16, 2019, before me personally appeared Robert Garcia the
authorized signer of

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

whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
this document and who acknowledged that he/she signed the above/attached document in his or her authorized
capacity (ies)

(Seal)



Melissa Gurley

Notary Public
Commission Expires: _____

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Land Partition 3-94, being Lot 10 of "Bailey Tracts" situated in the SW1/4 of the SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial
Copy

Exhibit "B"

"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."

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