

**2019-009428**

**Klamath County, Oregon**

08/16/2019 04:06:00 PM

Fee: \$102.00

**RECORDING REQUESTED BY  
COMMONWEALTH LAND  
AND WHEN RECORDED MAIL TO:**

DAVID W ROSE  
MARION ROSE  
2184 OGDEN ST  
KLAMATH FALLS, OR 97603

ESCROW NO.: FMN12261

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **Special Warranty Deed**

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

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

do/does hereby convey to

David W. Rose and Marion Rose, as tenants by the entirety

the following real property situated in KLAMATH FALL County, Oregon :

MAP ID# R507507 / 3909 - 001BC - 03300

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

' & "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: AUGUST 14, 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

  
\_\_\_\_\_  
Casandra Bertotti, 4<sup>th</sup> Sec. Secretary

State of  
County of

} ss:

On \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ the \_\_\_\_\_ of \_\_\_\_\_

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)

\_\_\_\_\_  
Notary Public

Commission Expires: \_\_\_\_\_

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 )  
 ) SS.  
COUNTY OF Riverside )

On 08/16/2019 before me, MELISSA GURLEY \_\_\_\_\_, 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

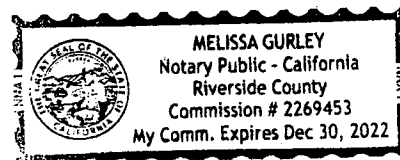
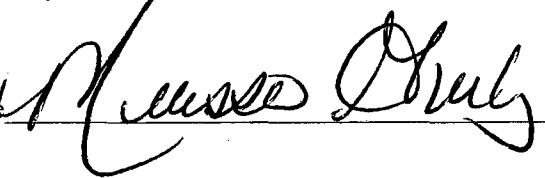


EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SW1/4 NW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET EAST AND 396 FEET NORTH OF AN IRON PIN DRIVEN INTO THE GROUND AT THE SOUTHWEST CORNER OF THE NW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, ON THE PROPERTY OF OTIS V. SAYLOR WHICH IRON PIN IS 30 FEET EAST OF THE CENTER OF A ROAD INTERSECTING THE KLAMATH FALLS-LAKEVIEW HIGHWAY FROM THE NORTH AND 30 FEET NORTH OF THE CENTER OF SAID HIGHWAY; THENCE WEST 330 FEET; THENCE NORTH 66 FEET; THENCE EAST 330 FEET; THENCE SOUTH 66 FEET TO THE PLACE OF BEGINNING.

MANUFACTURED/MOBILE HOME:

YEAR: 1988

LENGTH AND WIDTH: 40 X 28

VEHICLE IDENTIFICATION NO. COF2657AB

Parcel ID: R507507

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."