

2019-011023

Klamath County, Oregon

09/20/2019 03:15:01 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Carl White

14213 Meadowbrook Court

Klamath Falls, OR 97601

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

**Grantee as above**

**SPECIAL WARRANTY DEED – STATUTORY FORM**

(Individual or Corporation)

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION organized and existing under laws of the United States of America

Grantor, conveys and specially warrants to CARL WHITE

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 16 in Block 3 of TRACT No. 1046, ROUND LAKES ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

**ENCUMBRANCES:**

See Attached Exhibit "A"

The true consideration for this conveyance is \$149,900.00

Dated this 18 day of September, 2019; 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: \_\_\_\_\_

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} ss.

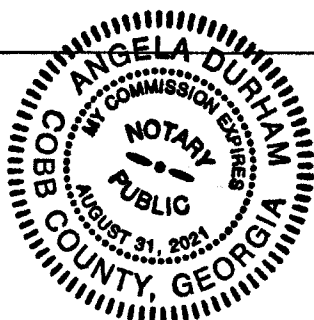
This instrument was acknowledged before me on September 18<sup>th</sup>, 2019,

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

Before me:

Angela Durham

Notary Public for Georgia



Ameri Title 255653AM

EXHIBIT "A"

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The California Oregon Power Company

Recorded: September 3, 1963

Instrument No.: Volume 262, page 641, Deed Records

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: October 16, 1978

Instrument No.: M78, page 23030

Also Recorded: October 2, 1979

Instrument No.: M79, page 23364

Also Recorded: February 22, 1979

Instrument No.: M79, page 4047

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: April 27, 1981

Instrument No.: M81, page 7558

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Round Lake Water and Homeowner's Association.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Round Lake Utilities, Inc.

Recorded: October 24, 1985

Instrument No.: M85, page 17312

Covenants, conditions, restrictions, and easements as shown on the official plat of said land.

Building Setback Lines as shown on the official plat of said land.

Public Utilities and irrigation as shown on the official plat of said land.