

RECORDING REQUESTED BY
Lawyers Title Company
AND WHEN RECORDED MAIL TO:

Steven E. Fesler
3060 Lodi Street
Klamath Falls, OR 97603

2020-002408

Klamath County, Oregon

02/27/2020 11:49:19 AM

Fee: \$92.00

ESCROW NO.: FMN12877-CB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of \$54,000 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

Steven E. Fesler, a married man

the following real property situated in Klamath County, Oregon :

MAP ID#

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: February 25, 2020

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 Signor

92

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }

COUNTY OF Riverside }

On 2/26/20 before me, *Casandra Bertotti Notary
Date Insert Name and Title of the officer

Public, personally appeared Robert Garcia

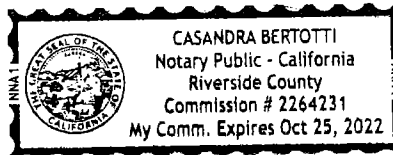
Name(s) of Signer(s)

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: [Signature]



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

☐ Corporate Officer – Title(s) _____

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signers Name: _____

☐ Corporate Officer – Title(s) _____

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

The Southerly 32.5 feet of the Easterly 73.2 feet of Lot 13 and the Northerly 32.5 feet of the Easterly 73.2 feet of Lot 12 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.