



RECORDING REQUESTED BY:  
McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101

**2018-007550**  
Klamath County, Oregon  
06/22/2018 12:58:00 PM  
Fee: \$92.00

**2020-006292**  
Klamath County, Oregon  
05/20/2020 02:56:07 PM  
Fee: \$102.00

AND WHEN RECORDED MAIL DEED AND TAX  
STATEMENTS TO:  
Federal National Mortgage Association  
14221 Dallas Parkway Suite 1000  
Dallas, TX 75254

\*This is being rerecorded at the request of Amerititle  
to correct the legal description. Previously Recorded in  
2018-007550

A.P.N.: R579234  
T.S. No.: OR-17-799713-JUD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

### THE UNDERSIGNED GRANTOR(S) DECLARE(S):

xx Document Transfer Tax is \$00.00  
xx This transaction is exempt from the requirements of the Oregon Revised Statutes § 307.040  
xx A.P.N. R579234

Ditech Financial LLC, 2100 E. Elliot Rd., Bldg 94 Mail Stop T325, Tempe, AZ, 85284, Grantor, conveys and warrants to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

*Attached as Exhibit I*

Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the property described below as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances and building use occupancy codes.

The true consideration for this conveyance is \$ 0.00

**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, AND 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**

**EXHIBIT 1**

**Exhibit A**

**THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**A TRACT OF LAND SITUATED IN LOT 11 OF ALTAMONT SMALL FARMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 100 FEET FROM THE SOUTHEAST CORNER OF LOT 11, SAID POINT BEING ON THE EAST LINE OF SAID LOT 11; THENCE CONTINUING NORTH ALONG THE SAID EAST LINE, 100 FEET; THENCE WEST 350 FEET PARALLEL, TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 100 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 100 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT, 350 FEET TO THE POINT OF BEGINNING.**

**BEING THAT PARCEL OF LAND TO CLAUDE E. RATCLIFF AND MARJORIE M. RATCLIFF, HUSBAND AND WIFE FROM JEFFREY E. TUBBE AND RAMONA L. TUBBE, AS TENANTS BY THE ENTIRETY BY THAT DEED DATED 12/20/1989 AND RECORDED 12/21/1989 IN DEED BOOK M89, AT PAGE 24593 OF THE KLAMATH COUNTY, OREGON PUBLIC REGISTRY.**

**APN: R579234**

**2018-007550**

**Klamath County, Oregon**

**06/22/2018 12:58:00 PM**

**Fee: \$92.00**

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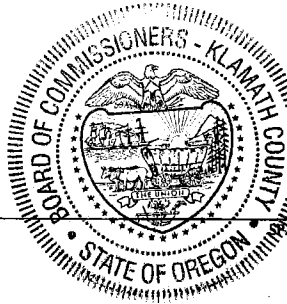
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Dallas, TX 75254

A.P.N.: R579234

T.S. No.: OR-17-799713-JUD



**State of Oregon**  
**County of Klamath**

I hereby certify that instrument #2018-007550,  
recorded on 6/22/2018, consisting of 3 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 19th, 2020

*Samantha Gardner*  
Samantha Gardner

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2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010.

Ditech Financial LLC

Wade L. Chungo

Date: 6/12/18

Name: Nicole Ethridge

Title: Document Execution Representative

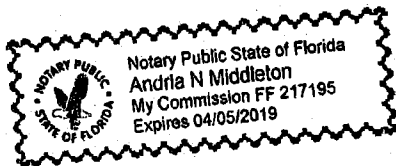
STATE OF FLORIDA

COUNTY OF DUVAL

)  
)  
)

The foregoing instrument was subscribed and sworn to (or affirmed) before me this 12 day of  
Juen, 2018, by Nicole Ethridge as Document Execution Representative for Ditech Financial LLC. Said person (is)  
personally known to me or produced sufficient identification in the form of N/A.

{Insert Notary Seal}



Andria N. Middleton  
Notary Public Andria N. Middleton  
My Commission Expires: 4-5-2019

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