

2021-003324

Klamath County, Oregon

03/05/2021 11:46:01 AM

Fee: \$87.00

After recording return to:
PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452

Until a change is requested,
all tax statements shall be sent
to the following address:
BETTY J MORELLO
40430 RIVERVIEW DRIVE
CHILOQUIN, OR 97624

**SPECIAL WARRANTY DEED
(OREGON)**

FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE Grantor, conveys and specially warrant(s) to **BETTY J MORELLO** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

A part of Government Lot 8 in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of Section 27 with the Westerly right of way line of Southern Pacific Railroad; thence Northerly along said right of way line 961.50 feet to the true point of beginning; thence Northerly on said right of way line 160.25 feet; thence West to the mean high water line of the Williamson River; thence Southerly along said water line to a point due West of the true point of beginning; thence East to the true point of beginning

Per Circuit Court Case #1100750CV of the State of Oregon for Klamath County recorded 10/14/2019 Document 2019-011950 entered 02/11/2014 that the Court finds that an easement over the land upon which the house sits, plus an additional five feet out of the eaves of the house to allow access to the house which will allow owners access to their house for maintenance and repairs.

Tax Parcel No.: 3407-027DD-00300

This property is free of all encumbrances created.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **\$222,663.00**.

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, 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

