



RECORDING REQUESTED BY
Commonwealth Land Title
AND WHEN RECORDED MAIL TO:

Dustin Howell
1320 Morningside Lane
Klamath Falls OR 97603

2021-008052

Klamath County, Oregon

05/20/2021 12:16:01 PM

Fee: \$92.00

ESCROW NO.: FMN13356

SPACE ABOVE THIS LINE FOR RECORDER'S USE

\$329,900.00 **Special Warranty Deed**

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

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

do/does hereby convey to

Dustin Howell a married man

the following real property situated in Klamath County, Oregon :

MAP ID#

R-3909-021B0-02600-00

Attached Exhibit "A" Legal Description

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: 05/18/2021

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

Imelda Fierros, Authorized Signor

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 5/18/2021 before me, Casandra Bertotti Notary
Date Insert Name and Title of the officer

Public, personally appeared Imelda Fierros, Authorized Signor

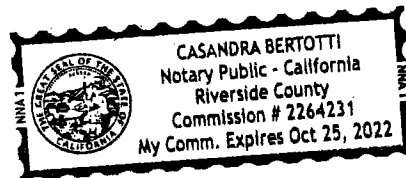
Name(s) of Signer(s)

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: _____



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

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway from which the Northwesterly corner of the Southwest quarter of the Northwest quarter of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South $88^{\circ} 50' 1/2''$ West along the center line of said Morningside Lane 955 feet and North $0^{\circ} 10'$ East along the Westerly boundary of said Section 21, 858.0 feet; running thence South $0^{\circ} 10'$ West 475.8 feet, more or less, to a point in the Northerly boundary of the right of way of the United States Reclamation Service Projects No. 1-N Drain; thence North $88^{\circ} 48'$ East, along the said right of way boundary line 97 feet; thence Southeasterly along said right of way boundary line to its intersection with the South line of the SW1/4 NW1/4 of said Section 21; thence North $88^{\circ} 48'$ East along the Southerly boundary of said SW1/4 NW1/4, 368 feet; thence North $0^{\circ} 10'$ East, 505.2 feet, more or less, to a point in the said center line of Morningside Lane; thence South $88^{\circ} 50' 1/2''$ West along the said center line 480 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the right of way for Morningside Lane.