

2021-013981

Klamath County, Oregon

09/15/2021 10:45:01 AM

Fee: \$87.00

Prepared by and After Recording Return to:
Continental Real Estate Services
9362 Dielman Industrial Drive
St. Louis, MO 63132

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Steven A. Reasoner
14345 Hwy 66
Klamath Falls, Oregon 97601

OREGON SPECIAL WARRANTY DEED

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE organized and existing under the laws of the United States of America By Continental Real Estate Services, Inc., as Attorney in Fact, of the County of Dallas, State of Texas, whose address is P.O. Box 650043, Dallas, TX 75265-0043 ("Grantor") conveys and specially warrants to

Steven A. Reasoner and Elaine D. Holmes,
not as tenants in common, but with rights of survivorship ("Grantee")

the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 10, Block 2 of TRACT NO. 1121, FIRST ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is One Hundred Eighty Thousand

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

America Title 46 7547 AM

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 13th day of September, 2021.

Grantor:

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE
organized and existing under the laws of the United States of America,
By: Continental Real Estate Services, Inc., as Attorney in Fact

By: Paula Scott

Print Name: Paula J. Scott

Title: Duly Appointed Representative

STATE OF Missouri

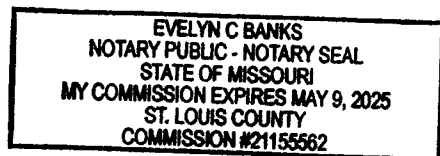
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COUNTY OF St. Louis

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On this 13th day of September, 2021, before me appeared Paula J. Scott to me personally known, who, being by me duly sworn, did say that she is the Duly Appointed Representative of Continental Real Estate Services, Inc., Attorney in Fact for Federal National Mortgage Association a/k/a Fannie Mae organized and existing under the laws of the United States of America, pursuant to powers conferred by recorded Limited Power of Attorney, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors and said Paula J. Scott acknowledged said instrument to be the free act and deed of said corporation. In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.



Evelyn C Banks
Notary Public