

2021-018646

Klamath County, Oregon

12/16/2021 02:45:01 PM

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:**

Wendy E Stuart
2124 Patterson St
Klamath Falls, Oregon 97603

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

Wendy E Stuart and Stephen D Stuart ("Grantee"), as tenants by the entirety
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:

A parcel of property located in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 794 feet North of an iron pin marking the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls- Lakeview Highway, from the North, and 30 feet North of the center line of said Highway; thence East 270 feet, to a point on the West right of way line of Patterson Street; thence North, along said right of way line 80.70 feet; thence West 270 feet; thence South 80.70 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 10.00 feet thereof, parallel and adjacent to the Westerly right of way of Patterson Street.

The true consideration for this conveyance is \$215,000.00

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. 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

America Title 458161am

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.