

**2023-005414**

**Klamath County, Oregon**

**07/03/2023 12:23:02 PM**

**Fee: \$87.00**

**Recordation Requested By/Return to:**  
PRIORITY TITLE & ESCROW  
641 LYNNHAVEN PKWY, STE 200  
VIRGINIA BEACH, VA 23452  
File No. 032005519

**Send Tax Notices to:**  
TERESA FLORES MEDRANO  
3023 HONEYSUCKLE WAY NE  
SALEM, OR 97301

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**SPECIAL WARRANTY DEED**  
(OREGON)

THIS DEED executed this 29 day of June, 2023, FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE Grantor, conveys and specially warrant(s) to TERESA FLORES MEDRANO Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**Lots 33 and 34, Block 24, Tract 1113-Oregon Shores Unit 2, According to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon**

Tax Parcel No.: 3507-018DD-01900 AND 3507-018DD-02000

This instrument was prepared without the benefit of a title examination.

This property is free of all encumbrances created, EXCEPT:

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 **Eighty Thousand and 00/100 Dollars (\$80,000.00)**.

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

Dated: June 29, 2023

FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE by Priority Title & Escrow, LLC, attorney in fact

By: Jodianna Fattorini  
Name: Jodianna Fattorini  
Title: Agent

STATE OF VIRGINIA )  
 ) SS.  
COUNTY OF VIRGINIA BEACH CITY )

This instrument was acknowledged before me on June 29, 2023 by Jodianna Fattorini of Priority Title & Escrow, LLC, attorney in fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, its agent.

Dated: 6/29/2023

(Seal/Stamp)

Kristen A Anglin  
Notary Public Kristen A Anglin  
My Appointment Expires: 12/31/2026

This Instrument Prepared By:  
DALE SMITH, ESQ.  
o/b/o BC LAW FIRM, P.A.  
61141 S HWY 97 PMB 306  
BEND, OR 97702

KRISTEN A. ANGLIN  
NOTARY PUBLIC  
REGISTRATION # 7079469  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
DECEMBER 31, 2026