

2025-004472

Klamath County, Oregon

06/11/2025 02:35:02 PM

Fee: \$87.00

Prepared by and After Recording Return to:
Continental Real Estate Services
9390 Olive Boulevard
St. Louis, MO 63132

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

SHAYLA GRAHAM
2360 VINE AVENUE
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

SHAYLA GRAHAM ("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 548 in Block 120 of MILLS ADDITION to the City of Klamath Falls, 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 \$193,000.00

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 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.

Amertitle 1000706 / FNT 45142504392-05

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 1st day of May, 2025.

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 J Scott

Print Name: Paula J Scott

Title: Vice President

STATE OF Missouri)
COUNTY OF St. Louis) SS
)

On this 1st day of May, 2025, 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

EVELYN C BANKS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 9, 2025
ST. LOUIS COUNTY
COMMISSION #21155562