

AFTER RECORDING RETURN TO:

Fairfield, CA 94533-2918

Grantee as above

Escrow No: 2500-27460-MLH

Order No: 44814

'98 DEC 23 A11:01

MTC 44814

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

FEDERAL NATIONAL MORTGAGE ASSOCIATION organized and existing under laws of the United States of America

Grantor, conveys and specially warrants to ALFRED A. REGINATO and MARIA B. REGINATO, husband and wife

Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 5 and the Northeasterly 1/2 of Lot 6 in Block 12, HOT SPRINGS 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

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

## ENCUMBRANCES:

SEE ATTACHED ENCUMBRANCES

The true consideration for this conveyance is \$86,000.00

Dated December 8, 1998, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

**Jerry Sattler**  
Vice President

FEDERAL NATIONAL MTG. ASSOC.

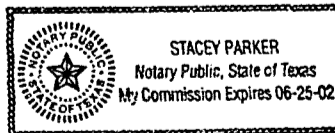
By:

STATE OF <sup>Texas</sup> ~~OREGON~~, County of Dallas ) ss.

[illegible]

This instrument was acknowledged before me on December 8, 1998  
by Jerry Bather as V.P.  
of Federal National Mortgage Association

Notary Public for ~~Oregon~~ Texas  
My commission expires:



## ENCUMBRANCES

1. Reservations as contained in plat dedication of Hot Springs Addition, to wit:  
"saving and excepting however, and with the specific reservation from such dedication that, said Company and its successor or assigns shall have the right forever to prevent and prohibit the driving of herds of live animals or loose livestock on the certain drives, streets or boulevards therein, known and called Alameda, Esplanade and Pacific Terrace and to also prevent heavy trucks, freight wagons and all vehicles used for hauling, transporting or conveying heavy loads from being used or driven on said drives, boulevards or streets above named.

Likewise saving, excepting and reserving out of said dedication unto said Company and its successors or assigns the right to build, construct and operate street car lines on, through and over all streets in said addition for all time to come.

Likewise saving, excepting and reserving out of such dedication unto said Company, its successors or assigns the right to construct sewer, water, gas, telephone and electric light systems, and the free unobstructed use of said streets for the purpose of excavating and laying therein sewers, mains and pipes for such systems.

Likewise saving and excepting and reserving unto the Company, its successors or assigns, the right to prevent and prohibit telephone and electric light or other wires from being placed or strung on poles or otherwise on or along any of the streets of said addition, when it is possible to place or string such wires in or along alleys."

2. Reservations and restrictions as contained in Deed;  
Dated: April 28, 1911  
Recorded: May 15, 1911  
Volume: 34, page 381, Deed Records of Klamath County, Oregon  
Grantor: Klamath Development Co.  
Grantee: H. N. Woods  
(Reference is made to the document for particulars.)

3. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day  
of December A.D., 19 98 at 11:01 o'clock A. M. and duly recorded in Vol. M98  
of Deeds on Page 46899

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose