

**M06-14905**

Klamath County, Oregon

07/25/2006 10:18:59 AM

Pages 2 Fee: \$26.00

**After Recording Return To:**

Ticor Title  
1650 Williams Hwy  
Grants Pass OR 97527

**Send Tax Statements To:**

Clayton M. Chocktoot  
40333 Lobart Way  
Chiloquin OR 97624

Title Order No.  
Escrow No. 26-55117  
Tax Account No.

ASPEN: 63334

**SPECIAL WARRANTY DEED**

(ORS 93.855)

**Federal National Mortgage Association, a corporation, Grantor,** conveys and specially warrants to **Clayton M. Chocktoot and Theresa E. Chocktoot, as tenants by the entirety, Grantee,** the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is \$50,000.00.

Dated this 12<sup>th</sup> day of July, 2006

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Donna Ghassemi

Vice President

State of Texas, County of Dallas )ss.

This instrument was acknowledged before me on July 12, 2006  
by Donna Ghassemi, as Vice President of Federal National Mortgage Association.

Notary Public

My commission expires: \_\_\_\_\_



Title No. Escrow No. 26-55117

**EXHIBIT 'A'****Legal Description:**

Lot 29, Block 7, Tract No. 1019, WINEMA PENINSULA UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$50,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$50,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

**Subject to:**

The said property is free from encumbrances except:  
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,  
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.