

2007-004533

Klamath County, Oregon



00017510200700045330020023

03/16/2007 10:21:41 AM

Fee: \$26.00

**After Recording Return To:**

Ticor Title
1650 Williams Hwy
Grants Pass OR 97527

Send Tax Statements To:

Tamela A. Crabtree
3793 Eagle Parkway
Redding CA 96001

Title Order No. 26-58582

Escrow No. 26-58582

Tax Account No.

ATE: 64490

SPECIAL WARRANTY DEED

(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to **Tamela A. Crabtree, an estate in fee simple, 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 \$104,000.00.

Dated this 12th day of March, 2007.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

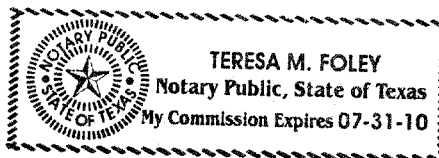
By: Donna Ghassemi
Vice President

State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on March 12, 2007
by Donna Ghassemi, as Vice President, of Federal National Mortgage Association.

Notary Public

My commission expires: _____



\$26-A

Title No. 26-58582

Escrow No. 26-58582

EXHIBIT 'A'Legal Description:

Lot 5, Block 15, FAIRVIEW NO. 2, in the City of Klamath Falls, 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 \$ 124,800.00 FOR A PERIOD OF 3 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 \$ 124,800.00 FOR A PERIOD OF 3 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.