

2008-000967

Klamath County, Oregon



0003895620080009670020023

01/23/2008 11:51:24 AM

Fee: \$26.00



After Recording Return To:

Ticor Title
744 NE 7th Street
Grants Pass OR 97526

Send Tax Statements To:

Larry Alexander
3228 Shasta Way
Klamath Falls OR 97603

Title Order No.
Escrow No. 26-61139
Tax Account No.

SPECIAL WARRANTY DEED

(ORS 93.855)

ATE: 65326

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Larry Alexander, 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 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$100,900.00.

Dated this 7 day of January, 2008

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Diane E. Sanders
Vice President

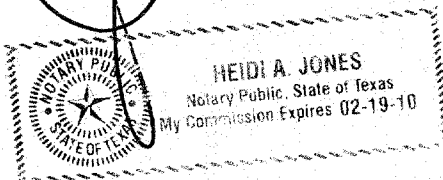


State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on January 7, 2008
by Diane E. Sanders, as Vice President of Federal National Mortgage Association.

Notary Public

My commission expires: _____



26-4

Title No.

Escrow No. 26-61139

EXHIBIT 'A'

Legal Description:

The W ½ of Lot 4, Block 2, FIRST ADDITION TO ALTAMOUNT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$ 102,900⁰⁰ 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 \$ 0 FOR A PERIOD OF 0 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.