

2009-005121

Klamath County, Oregon



00064144200900051210030037

RECORDING REQUESTED BY:

04/13/2009 11:51:06 AM

Fee: \$31.00

ATE 66256

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Leo F. Porter and Signe D. Porter

SEND TAX STATEMENTS TO:

Leo F. Porter and Signe D. Porter

333 Leguna

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Leo F. Porter and Signe D. Porter

333 Laguna

Klamath Falls, OR 97601

Escrow No: 26-64237-TTJOS26

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Federal National Mortgage Association

Grantor, conveys and specially warrants to

Leo F. Porter and Signe D. Porter, as tenants by the entirety

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS AN EXHIBIT "A"

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.

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.

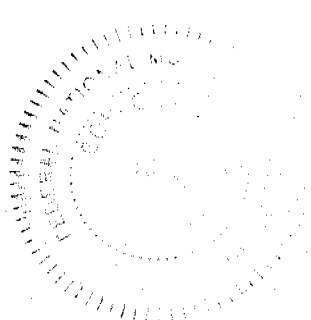
The true consideration for this conveyance is \$42,000.00.

Dated \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

BY: \_\_\_\_\_

CAROL M. KISTON  
ASSISTANT SECRETARY



# 31 ATE

State of TEXAS

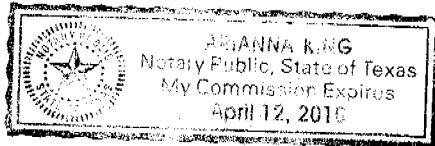
COUNTY of Dallas

This instrument was acknowledged before me on April 8, 2009

by Colleen M. Liston, for Federal National Mortgage Association.

[Signature], Notary Public - State of Oregon

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



**EXHIBIT "A"**

The Westerly 20 feet of Lot 7, and the Easterly 30 feet of Lot 6, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS (FORMERLY LINKVILLE) OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVE AND EXCEPT the Southerly 10 feet thereof reserved for alley purposes and further described as follows:

Beginning on the Southerly line of Jefferson (formerly Bush) Street at a point distant thereon 100 feet Northeasterly from the most Westerly corner of said Block 50 feet; thence Northeasterly along said line of Jefferson Street 50 feet; thence Southeasterly and parallel with Tenth Street 110 feet; thence Southwesterly and parallel with Jefferson Street, 50 feet; thence Northwesterly and parallel with Tenth Street 110 feet to the point of beginning.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$~~50400~~<sup>50400</sup> 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 \$~~50400~~<sup>50400</sup> 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.