

2009-007943

Klamath County, Oregon



00067416200900079430030036

RECORDING REQUESTED BY:

Ticor Title

744 NE 7th Street

Grants Pass, OR 97526

ATE 66724

GRANTOR'S NAME:

Federal National Mortgage Association

06/09/2009 09:07:01 AM

Fee: \$31.00

GRANTEE'S NAME:

Gary J. Turner and Deanna K. Turner

SEND TAX STATEMENTS TO:

Gary J. Turner and Deanna K. Turner

2520 Old Midland Road

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Gary J. Turner and Deanna K. Turner

2520 Old Midland Road

Klamath Falls, OR 97603

Escrow No: 472609000491-TTJOS26

804 N. 11th Street

Klamath Falls, OR 97601

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

Gary J. Turner and Deanna K. Turner, 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:

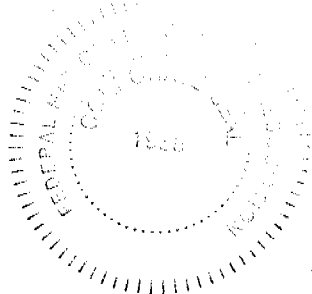
The said property is free from encumbrances except:

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 \$52,256.00.

Dated 6/4/09; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Federal National Mortgage Association

By:

Colleen Monier
Assistant Secretary

\$31 ATE

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on June 4, 2009
by Colleen Monier, for Federal National Mortgage Association.

[Signature], Notary Public - State of Oregon
My commission expires: _____

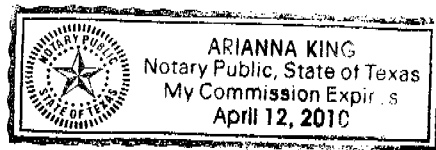


EXHIBIT "A"

Lot "A" in Block 69 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the supplemental Plat of said Block 69 filed June 12, 1917, saving and expecting a 10 foot strip off the South end of said Lot "A" reserved for an alley; property herein described having a frontage of 40 feet on the 11th street with a depth of 80 feet along McKinley Street. Also, all that portion of Lot "B" adjoining Lot "A" described as follows:

Beginning at the Westerly line of 11th Street at a point 27.85 feet distant from the intersection of said line of 11th Street with the line between Lots "A" and "B" aforesaid; thence on a direct line to the most Southerly corner of said Lot "B"; thence Northeasterly along said line between Lots "A" and "B" to the said line of 11th Street; thence Northwesterly along said line of 11th Street 27.85 feet to the point of beginning, all in Block 69 of the Supplemental Plat of Block 69, Nichols Addition to Klamath Falls, Oregon, as filed June 12, 1917, Klamath Falls, Oregon, all in 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 \$~~62707~~⁸⁰ 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 \$~~62707~~⁸⁰ 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.