

2009-008674

Klamath County, Oregon



00068318200900086740020026

06/23/2009 11:42:42 AM

Fee: \$26.00

RECORDING REQUESTED BY:

Ticor Title

744 NE 7th Street

Gratns Pass, OR 97526

GRANTOR'S NAME:

Federal National Mortgage Association

ATE 60719

GRANTEE'S NAME:

Leo F. Porter

SEND TAX STATEMENTS TO:

Leo F. Porter

333 Lagona Street

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Leo F. Porter

333 Lagona Street

Klamath Falls, OR 97601

Escrow No: 472609000463-TTJOS26

1045 California Avenue

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

Leo F. Porter

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

Lot 2 Block 97, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.]

ENCUMBRANCES:

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 \$34,800.00 FOR A PERIOD OF Three (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 \$34,800.00 FOR A PERIOD OF Three (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.

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

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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 \$29,000.00.

Dated 6/5/09 if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Federal National Mortgage Association

BY:

Arianna King
Assistant Secretary

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on June 5, 2009

by Arianna King, for Federal National Mortgage Association.

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

