

2009-012061

Klamath County, Oregon



00072388200900120610030034

09/09/2009 02:09:59 PM

Fee: \$31.00

RECORDING REQUESTED BY:

Ticor Title
744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Jan A. Driscoll

SEND TAX STATEMENTS TO:

Jan A. Driscoll
1230 Sunset Beach Road
Klamath Falls, OR 97601

ATE 66921
AFTER RECORDING RETURN TO:

Jan A. Driscoll
1230 Sunset Beach Road
Klamath Falls, OR 97601

Escrow No: 472609001137-TTJOS26

2345 Hope Street
Klamath Falls, OR 97603

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

Jan A. Driscoll, an estate in fee simple

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

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 \$.

Dated 8/4/09 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

BY:  **CHRISTOPHER IRBY**
Assistant Secretary

#31 ATE

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on September 4, 2009

by CHRISTOPHER IRBY
Assistant Secretary, for Federal National Mortgage Association.

My commission expires: _____, Notary Public - State of Texas

Exhibit "A"



Beginning at a point on the West line of Tract No. 6 of GIENGER'S HOME TRACTS, 295 feet North of the Southwest corner of said Tract No. 6; thence North along the West line of said Tract, a distance of 55 feet; thence East at right angles a distance of 100 feet to the East line of said Tract; thence South along the East line of said Tract 55 feet; thence West at right angles 100 feet to the point of beginning.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$90,000⁰⁰ 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 \$90,000⁰⁰ 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.

Exhibit A

Beginning at a point on the West line of Tract No. 6 of GIENGER'S HOME TRACTS, 295 feet North of the Southwest corner of said Tract No. 6; thence North along the West line of said Tract, a distance of 55 feet; thence East at right angles a distance of 100 feet to the East line of said Tract; thence South along the East line of said Tract 55 feet; thence West at right angles 100 feet to the point of beginning.

CODE: 041 MAP: 3909-002CA TL: 01800 KEY: 518327