

2010-010938
Klamath County, Oregon



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09/14/2010 03:39:37 PM

Fee: \$42.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Paul Goebel and Phyllis Goebel as tenants by the
entirety

SEND TAX STATEMENTS TO:

Paul Goebel and Phyllis Goebel as tenants by the
entirety
1345 Pacific Terrace
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Paul Goebel and Phyllis Goebel
1345 Pacific Terrace
Klamath Falls, OR 97601 Escrow No:
472610004371-TTJOS26

1537 Ivory Street
Klamath Falls, OR 97603

ATE 67880

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

Paul Goebel and Phyllis Goebel 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:

The North 58 feet of Lot 26, LEWIS TRACTS, 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 \$25,200.00 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 \$25,200.00 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.

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, AND
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

ATE 42

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$21,000.00.

Dated 9/13/10, 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 Vice President

State of TEXAS

COUNTY of Dallas

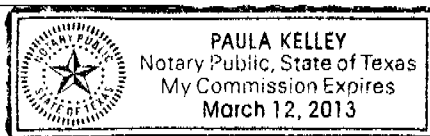
This instrument was acknowledged before me on Sept. 13, 2010

by Christopher Irby, for Federal National Mortgage Association.

Assistant Vice President

Paula Kelley, Notary Public - State of Texas

My commission expires:



Special Warranty Deed FNMA to Goebel

The North 58 feet of Lot 26, LEWIS TRACTS, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.