

2010-011321

Klamath County, Oregon



00090709201000113210020027

09/24/2010 10:29:23 AM

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:  
END-IRA, INC., FBO Bradford L. Frank, as to an  
80% interest and Londa L. Frank, as to an 20%  
interest, IRA

SEND TAX STATEMENTS TO:  
END-IRA, INC., FBO Bradford L. Frank, as to an  
80% interest and Londa L. Frank, as to an 20%  
interest, IRA  
1070 W Century Dr, Ste 101  
Louisville, CO 80027

AFTER RECORDING RETURN TO:  
END-IRA, INC., FBO Bradford L. Frank, as to an  
80% interest and Londa L. Frank, as to an 20%  
interest, IRA  
1070 W Century Dr, Ste 101  
Louisville, CO 80027

Escrow No: 472610004335-TTJOS26

ATE 67873

4647 Harrier Drive  
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

END-IRA, INC., FBO Bradford L. Frank, as to an 80% interest and Londa L. Frank, as to an 20% interest,  
IRA

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

Lot 1261, TRACT 1446, RUNNING Y RESORT, PHASE 6, 3rd ADDITION, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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, 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  
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

ATE42

**LAWS 2009.**

The true consideration for this conveyance is \$127,000.00.

Dated 9/21/10, 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

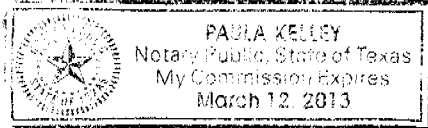
This instrument was acknowledged before me on Sept 21, 2010

by Christopher Irby, for Federal National Mortgage Association.

Assistant Vice President

Paula Kelley Notary Public - State of Texas

My commission expires:



Lot 1261, TRACT 1446, RUNNING Y RESORT, PHASE 6, 3rd ADDITION, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 152,400.00 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 \$ 152,400.00 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.

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