

2010-011528

Klamath County, Oregon



00090941201000115280030032

**RECORDING REQUESTED BY:**

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

09/29/2010 01:53:19 PM

Fee: \$47.00

**GRANTOR'S NAME:**  
Federal National Mortgage Association

**GRANTEE'S NAME:**  
Irene Archuleta

**SEND TAX STATEMENTS TO:**

Irene Archuleta  
4615 Winter  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

Irene Archuleta  
4615 Winter  
Klamath Falls, OR 97603

Escrow No: 472610003792-TTJOS26

4615 Winter  
Klamath Falls, OR 97603

ATE 67721

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

Irene Archuleta, 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:

A parcel of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the West line of said S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, which lies North 331.4 feet from the Southwest corner thereof; thence North 88° 57' East 98.55 feet; thence North 0° 43' West 331.3 feet, more or less, to the North line of said S1/2 SE1/4 NW1/4; thence South 88° 58' West along the North line of said S1/2 SE1/4 NW1/4 a distance of 98.55 feet to the West line of said S1/2 SE1/4 NW1/4; thence South along said West line a distance of 331.3 feet, more or less, to the point of beginning.

EXCEPT THEREFROM the South 30 feet deeded the Klamath County for Winter Avenue.

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.

See Page 2 for Deed Restrictions

**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**

ATE 67721

**LAWS 2009.**

The true consideration for this conveyance is \$109,500.00.

Dated \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

BY: \_\_\_\_\_

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_, for Federal National Mortgage Association.

\_\_\_\_\_, Notary Public - State of Texas

My commission expires: \_\_\_\_\_

A parcel of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the Klamath County, Oregon, more particularly described as follows:

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EXCEPT THEREFROM the South 30 feet deeded the Klamath County for Winter Avenue.

Subject to:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$131,400.00 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 \$131,400.00 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.

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 \$109,500.00.

Dated 8/3; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Federal National Mortgage Association

BY: \_\_\_\_\_

Cheryl Young  
ASST VICE PRESIDENT

State of TEXAS

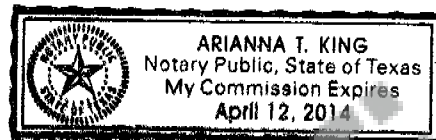
COUNTY of Dallas

This instrument was acknowledged before me on August 3rd, 2010

by Cheryl Young, for Federal National Mortgage Association.

\_\_\_\_\_, Notary Public - State of Texas

My commission expires: \_\_\_\_\_



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