

2011-005501

Klamath County, Oregon



00101267201100055010020020

05/04/2011 11:16:38 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 who  
acquired title as Fannie Mae

**GRANTEE'S NAME:**

Pierrepoint M. Bartow

**SEND TAX STATEMENTS TO:**

Pierrepoint M. Bartow

8815 Ben Kells Rd/ P.O. Box 1333

Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Pierrepoint M. Bartow

8815 Ben Kells Road P.O. Box 1333

Klamath Falls, OR 97601

Escrow No: 470311012572-TTJA26

624 Mt Whitney Street

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Federal National Mortgage Association who acquired title as Fannie Mae Grantor, conveys and specially warrants to Pierrepoint M. Bartow Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-003876, except as specifically set forth below:

The Westerly Rectangular 39.1 feet of Lot 2 and the Easterly Rectangular 26 feet of Lot 3, Block 14, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**ENCUMBRANCES:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$71,160.00 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 \$71,160.00 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 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 \$59,300.00.

42pm

Dated May 2nd, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

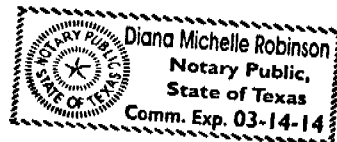
Federal National Mortgage Association

by: Teresa M. Foley  
Assistant Vice President

State of TEXAS  
COUNTY of Dallas

This instrument was acknowledged before me on May 2nd, 2011 by Teresa M. Foley  
for Federal National Mortgage Association. Assistant Vice President

[Signature], Notary Public - State of Texas  
My commission expires: \_\_\_\_\_



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