

WTC 90671

2011-007453

Klamath County, Oregon



00103618201100074530030031

RECORDING REQUESTED BY:

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

06/20/2011 03:21:28 PM

Fee: \$47.00

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

William Baker and Bonnie Baker, as tenants by  
the entirety

SEND TAX STATEMENTS TO:

William Baker and Bonnie Baker, as tenants by  
the entirety  
3880 Redondo Wy  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

William Baker and Bonnie Baker  
3880 Redondo Wy  
Klamath Falls, OR 97603 Escrow No:  
470311013425-TTJA26

1623 Wilford Avenue  
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

William Baker and Bonnie Baker, as tenants by the entirety

Grantee, the following described real property free and clear of encumbrances and claims created or  
suffered by the grantor 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. M06-67815, except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREIN

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 \$81,600.00 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 \$81,600.00 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**

470311013425-TTJA26  
Deed (Special Warranty – Statutory Form)

47AMQ

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 195.306 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 \$68,000.00.

Dated 16 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by

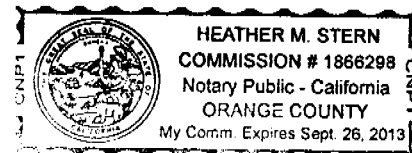
State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on 16 June, 2011  
by STARLING RICH

ASST VICE PRESIDENT

Heather M. Stern Notary Public - State of Texas  
My commission expires: 9/26/13



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 1 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Beginning at the Northeast corner of Lot 1 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Klamath County, Oregon; thence East at right angles to Wilford Avenue forty-four (44) feet; thence South and parallel to Wilford Avenue, seventy (70) feet; thence West at right angles to Wilford Avenue forty-four (44) feet to the Southeast corner of said Lot 1; thence North on the East line of said Lot 1 to the point of beginning.

**PARCEL 3:**

Lot 2 in Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 4:**

Beginning at the Northeast corner of Lot 2, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls; thence South 89° 55' East, 44.0 feet; thence South, 50.0 feet; thence North 89° 55' West, 44.0 feet; thence North 50.0 feet to the point of beginning.

0090671