

15- 1805324

2011-014356

Klamath County, Oregon



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12/30/2011 01:27:31 PM

Fee: \$42.00

AFTER RECORDING RETURN TO

Mark S. Winters

1975 Huron Street

Klamath Falls, OR 97601

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).

Statutory Bargain and Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

Name: Federal National Mortgage Assoc

Name: _____

Address: 14221 Dallas Pkwy., Ste. 1000
Dallas, TX 75254

Address: _____

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Name: Mark S. Winters

Name: _____

Address: 1975 Huron Street
Klamath Falls, OR 97601

Address: _____

4. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a)

Name: _____

Name: _____

Address: _____

Address: _____

5. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to
any real estate and all memoranda of such instruments, reference ORS 93.030.

\$47,000.00

6. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference
ORS 93.260.

Mark S. Winters, 1975 Huron Street., Klamath Falls, OR 97601

7. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

8. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST
AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for
instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

After recording return to and send all tax statements to the following address
Mark S. Winters
1975 Huron Street
Klamath Falls, OR 97601

**STATUTORY
BARGAIN AND SALE DEED**

Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to **Mark S. Winters**, Grantee(s), the following described real property:

The Southeasterly rectangular 1/2 of Lots 6, 7, 8 and 9, Block 2, HOLLISTER ADDITION, to the City of Klamath Falls, 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 FOR A SALE PRICE OF GREATER THAN \$56,400.00 FOR A PERIOD OF 3 MONTH(S) 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 \$56,400.00 FOR A PERIOD OF 3 MONTH(S) 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

Property ID No: R476648

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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, of chapter 424, Oregon laws 2007. 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, of chapter 424, Oregon laws 2007.

The true and actual consideration for this conveyance is \$47,000.00(See ORS 93.030).

DATED: December 29, 2011
Federal National Mortgage Association

By: _____

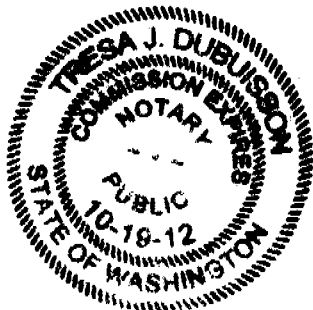
Andrea Kulp on behalf of Routh Crabtree Olsen P.S., its Attorney in Fact

FNMA by
Andrea Kulp
For RCO as
AIF

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Andrea Kulp is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact for Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 29, 2011



Tresa J. Dubuison
Notary Public in and for the State of Washington
Residing at: Auburn, WA
My Appointment Expires: 10-19-12