

UTC 92454

2012-001985

Klamath County, Oregon



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02/23/2012 03:21:38 PM

Fee: \$52.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Jesus Valdez Mendez and Estela Vallejo Lopez
4436 Denver Ave.
Klamath Falls, OR 97603

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Special Warranty Deed – Statutory Form

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Federal National Mortgage Association
14221 Dallas Parkway, Ste 100
Dallas, TX 75254

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Jesus Valdez Mendez and Estela Vallejo Lopez, husband and wife
4436 Denver Ave.
Klamath Falls, OR 97603

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 23,200.00

☐ Other

5) SEND TAX STATEMENTS TO:

Jesus Valdez Mendez and Estela
Vallejo Lopez, husband and wife
4436 Denver Ave
Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT
ORS 204.125(1)(e)

CHECK ONE:
(If applicable)

☐ FULL
☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order or
warrant.** ORS 205.125 (1)(c)

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with
ORS 205.244: "RERECORDED AT THE REQUEST OF**

_____ TO CORRECT

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE

_____, OR AS FEE NUMBER

529mt

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526

GRANTOR'S NAME:
Federal National Mortgage Association
14221 Dallas Parkway, Ste 100
Dallas, TX 75254

GRANTEE'S NAME:
Jesus Valdez Mendez and Estela Vallejo Lopez,
husband and wife
4436 Denver Ave
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Jesus Valdez Mendez and Estela Vallejo Lopez,
husband and wife
4436 Denver Ave
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Jesus Valdez Mendez and Estela Vallejo Lopez
4436 Denver Ave.
Klamath Falls, OR 97603

Escrow No: 470311017515-TTJA26
2411 White 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 Jesus Valdez Mendez and Estela Vallejo Lopez, husband and wife 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. 2007-013755, except as specifically set forth below:

Lot 16 in Block 305 of DARROW 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.

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 \$27,840.00 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 \$27,840.00 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

470311017515-TTJA26
Deed (Special Warranty – Statutory Form)

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 \$23,200.00.

Dated February 21, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by:

Andrea Whitney

Andrea Whitney

By: Pite Duncan LLP, a California limited liability partnership as its Attorney-in-fact

State of CALIFORNIA

COUNTY of San Diego

This instrument was acknowledged before me on February _____, 2012 by _____
of Pite Duncan, LLP as Attorney in Fact for Federal National Mortgage Association.

Notary Public - State of California

My commission expires: _____

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Lot 16 in Block 305 of DARROW 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On 2/21/12 before me, J. Raul Velazquez - Notary
Date Here Insert Name and Title of the Officer

personally appeared Andrea Whitney
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: J. Raul Velazquez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <div style="border: 1px solid black; padding: 2px; text-align: center;"> RIGHT THUMBPRINT OF SIGNER
 Top of thumb here </div> | <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <div style="border: 1px solid black; padding: 2px; text-align: center;"> RIGHT THUMBPRINT OF SIGNER
 Top of thumb here </div> |
|---|--|---|--|

Signer Is Representing: _____ Signer Is Representing: _____