

NOT 93004

2012-002232

Klamath County, Oregon



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03/01/2012 03:16:29 PM

Fee: \$47.00

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:

Elzy Joe Graham and Susan M. Graham
1578 Teja Drive
Yuba City, CA 95993

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

Elzy Joe Graham and Susan M. Graham, as tenants by the entirety
1578 Teja Drive
Yuba City, CA 95993

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

\$ 121,153.00

☐ Other

5) SEND TAX STATEMENTS TO:

Elzy Joe Graham and Susan M.
Graham, as tenants by the entirety
1578 Teja Dr
Yuba City, CA 95993

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

47Amf

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:
Elzy Joe Graham and Susan M. Graham, as
tenants by the entirety
1578 Teja Drive
Yuba City, CA 95993

SEND TAX STATEMENTS TO:
Elzy Joe Graham and Susan M. Graham, as
tenants by the entirety
1578 Teja Dr
Yuba City, CA 95993

AFTER RECORDING RETURN TO:
Elzy Joe Graham and Susan M. Graham
1578 Teja Drive
Yuba City, CA 95993

Escrow No: 470312018890-TTJA26
4824 Red Tail Drive
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 Elzy Joe Graham and Susan M. Graham, as tenants by the entirety 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. 2006-020638, except as specifically set forth below:

Lot 1276, Tract 1443, a replat of Lots 595-602, 604-605, Falcon Drive and Red Tail Drive of Tract 1340, RUNNING Y RESORT PHASE 7, 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 \$145,383.00 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 \$145,383.00 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

470312018890-TTJA26
Deed (Special Warranty – Statutory Form)

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 \$121,153.00.

Dated February 24, 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: [Signature]

DAVID RODRIGUEZ ASST. VICE PRESIDENT

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on February 24, 2012 by DAVID RODRIGUEZ
as ASST. VICE PRESIDENT for Federal National Mortgage Association.

[Signature] Notary Public - State of Texas
My commission expires: 8/12/14



SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

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