

WTC 93158

2012-002709
Klamath County, Oregon



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.

03/13/2012 11:44:04 AM

Fee: \$47.00

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

James J. Mastroianni
3630 Grenada Way
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. 1000
Dallas, TX 75259

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160
James J. Mastroianni
3630 Grenada Way
Klamath Falls, OR 97603

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

\$ 42,500.00 ☐ Other

5) SEND TAX STATEMENTS TO:

James J. Mastroianni
3630 Grenada Way
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

_____."

470m

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Federal National Mortgage Association
14221 Dallas Parkway #1000
Dallas, TX 75254

GRANTEE:
James J. Mastroianni
3630 Grenada Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
James J. Mastroianni
3630 Grenada Way
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
James J. Mastroianni
3630 Grenada Way
Klamath Falls, OR 97603

5141 Shasta Way
Klamath Falls, OR 97603

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 James J. Mastroianni Grantee, the following described real property free and clear of encumbrances 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, fee no. 2006-20187 except as specifically set forth below:

The Easterly 113 feet of Lot 38 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion taken for the widening of Kane Street by instrument recorded in Volume 349 at page 474, Deed Records of Klamath County, Oregon

ENCUMBRANCES:
Statutory powers of Enterprise Irrigation District; Regulations, levies, liens, assessments and rights of way and easements of the South Suburban Sanitary District; Reservations and restrictions recorded May 18, 1935; Rights of way for Enterprise Irrigation ditch as shown on the dedicated Plat of Fair Acres Subdivision no. 1.;

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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,

Continued on page 2

195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ *** 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 GREATER THAN \$*** , 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

***\$51,000.00

The true consideration for this conveyance is : \$42,500.00

Dated March 9, 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 Missy Harvey
Missy Harvey, Ass't Vice President of
ServiceLink, a division of Chicago Title Co. as
attorney in fact

State of Pa

COUNTY of Beaver

This instrument was acknowledged before me on March 9, 2012 by Missy Harvey, Ass't Vice President of ServiceLink, a division of Chicago Title Co. as attorney in fact for the Federal National Mortgage Association ,

Mary M. Goddard
Notary Public

State of Pa

My commission expires: 9-4-13

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Mary M. Goddard, Notary Public

Hopewell Twp., Beaver County

My Commission Expires Sept. 4, 2013

Member, Pennsylvania Association of Notaries