

NOT 92740

2012-004334  
Klamath County, Oregon



00117212201200043340020028

04/26/2012 11:26:59 AM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Burns Living Trust  
30242 Highway 97 N.  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

Burns Living Trust  
30242 Highway 97 N.  
Chiloquin, OR 97624

Escrow No. 01-133446  
Title No. 92740  
SPECIAL r.020212

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**SPECIAL WARRANTY DEED**

**Fannie Mae a/k/a Federal National Mortgage Association,**

Grantor(s) hereby conveys and specially warrants to

**Thomas A Burns, Trustee of the Burns Living Trust,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free 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 July 13, 2006 in Volume M06, page 14098, Microfilm Records of Klamath County, Oregon, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lots 19 and 20 in Block 12 of HILLSIDE ADDITION, 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 TO A BONAFIDE PURCHASER FOR VALUE FOR SALES PRICE OF GREATER THAN \$147,000.00 FOR A PERIOD OF THREE 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 \$147,000.00 FOR A PERIOD OF THREE 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.**

The true and actual consideration for this conveyance is **\$122,500.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

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and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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, 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.

Dated this 24<sup>th</sup> day of April, 2012

Federal National Mortgage Association

BY: [Signature]

Kelly Sutherland, Managing Partner, Shapiro and Sutherland, LLC, Attorney in Fact

State of Washington

County of Clark

On this day personally appeared before me Kelly Sutherland, Managing Partner of Shapiro and Sutherland, LLC, as attorney in fact for Federal National Mortgage Association and that he executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal..

GIVEN under my hand official seal this 24<sup>th</sup> day of April, 2012.

Yelena A. Makarenko  
Printed Name:

Notary Public in and for the State of  
Washington residing at Vallejo, CA 94591

My appointment expires 3-19-15



