

WTC 90838

2012-008083

Klamath County, Oregon



00121638201200080830030032

07/24/2012 11:21:25 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Christopher A. Cook
11830 Ground Ct.
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**
Same as above

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC
Escrow Number: 111470
Title Number: No. 0093888 **AmeriTitle**

Statutory Warranty Deed

Property Address: 6466 Climax Avenue, Klamath Falls, OR 97603
Tax Account No.: 3909-001BA-11700-000 / Code No.: 041 / Key No.: 506713

Federal National Mortgage Association, GRANTOR,
whose address is 14221 Dallas Parkway, Suite 1000, Dallas TX 75254,

for and in the true and actual consideration of \$92,000.00, conveys and warrants to

Christopher A. Cook, GRANTEE,
whose address is 11830 Ground Court, Klamath Falls, OR 97603,

the following described real estate, free of encumbrances, except as set forth herein, situated in the County
of Klamath, State of Oregon, to wit:

**LOT 2 IN BLOCK 9 OF THIRD ADDITION TO WINEMA GARDENS, 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 SALES PRICE OF GREATER THAN \$110,400 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
\$110,400 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE
RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.
THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY
FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

SUBJECT TO: (1) Any and all property taxes (including any assessments collected with taxes), in an
undetermined amount, which are or shall be a lien but are not yet payable, and which shall be levied by the
State and/or County for the next taxable or fiscal year; (2) Any and all items listed on the pages attached
hereto, disclosed of the public record, or listed on a commitment of title, including without limitation any
agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions
which are incorporated herein as if fully set forth.

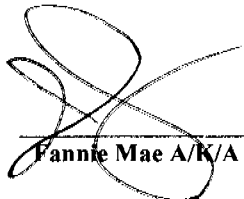
47Amel

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 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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GRANTOR:


Fannie Mae A/K/A Federal National Mortgage Association

BY: **JOHN WESLEY**
ITS: **ASST. VICE PRESIDENT**

STATE OF **TEXAS**
COUNTY OF **DALLAS**

SS.


On this, the 9 day of July, 2012,

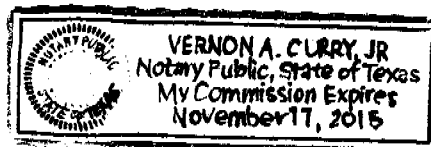
JOHN WESLEY

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

And that he/she is the **ASST. VICE PRESIDENT** of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, Grantor, and is authorized to sign on its behalf.

Dated: 7-3-2012


Notary name printed or typed: Vernon A. Curry, Jr.
Notary Public in and for the State of Texas
Residing at Dallas
My appointment expires: 11-11-15



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EXHIBIT "A"

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.

A 20-foot building setback from Climax Avenue as shown on dedicated plat.

. A 16-foot utility easement along the South lot line as shown on dedicated plat.

. Reservations as contained in plat dedication, to wit:

"Subject to the following conditions: (1) A 20 foot building setback line along the front and a 15 foot building setback on the street sideline of all lots as shown on the annexed plat; (2) Public utility easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them; (3) Additional restrictions as provided in recorded protective covenants."

Conditions and restrictions, subject to the terms and provisions thereof, as contained in document recorded September 28, 1949 in Volume 234, page 248, Deed Records of Klamath County, Oregon, to wit:

"Subject to any and all unpaid taxes thereon, if any, and not more than two hogs shall be kept on said premises at any one time, and subject also to any and all encumbrances permitted or suffered by the grantees on said premises at any time."

Right of Way, subject to the terms and provisions thereof, given by Dean J. Hall, a single man, to The California Oregon Power Company, a California corporation, dated May 23, 1956, recorded May 28, 1956 in Volume 283, page 413, Deed Records of Klamath County, Oregon.