

MTIC 93830

2012-009680

Klamath County, Oregon



00123623201200096800030037

**AFTER RECORDING RETURN TO:**

William I. Henson  
PO Box 2772  
La Pine, OR 97739

08/31/2012 03:01:40 PM

Fee: \$47.00

**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: 12112893  
Title Number: 93830 \*\*AmeriTitle\*\*

**Special Warranty Deed**

Property Address: 146912 Bills Road, Gilchrist, OR 97737  
Tax Account No.: 2309-025A0-00900-000 / Key No.: 133698 / Code No.: 251

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

for and in consideration of \$45,000.00, in hand paid, bargains, sells, and conveys to

**William I. Henson, GRANTEE,**  
whose address is PO Box 2772, La Pine, OR 97739,

the following described real estate, situated in the County of **Klamath**, State of **Oregon**, to wit:

**Lot 11 in Block 9 of JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$54,000 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 \$54,000 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.

4700at

SPECIAL WARRANTY DEED Page 2

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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.

GRANTOR:



Fannie Mae A/K/A Federal National Mortgage Association

BY: Cindy Dolezal

ITS: ASST VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

SS.

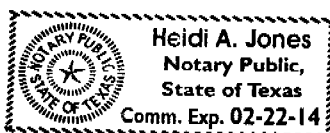
On this, the 16<sup>th</sup> day of August, 2012,

Cindy Dolezal

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: 8-16-2012



Notary name printed or typed: Heidi A Jones  
Notary Public in and for the State of TX  
Residing at TX  
My appointment expires: 2-22-14

SPECIAL WARRANTY DEED Page 3

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**EXHIBIT 'A'**

An easement created by instrument, subject to the terms and provisions thereof,

Recorded: December 26, 1928

Volume: 85, page 65, Deed Records of Klamath County, Oregon

Volume: 85, page 66, Deed Records of Klamath County, Oregon

In favor of: The Pacific Telephone and Telegraph Company, its successors and assigns

An easement created by instrument, subject to the terms and provisions thereof,

Recorded: September 26, 1960

Volume: 324, page 292, Deed Records of Klamath County, Oregon

In favor of: Pacific Gas Transmission Company

An easement created by instrument, subject to the terms and provisions thereof,

Recorded: May 22, 1969

Volume: M69, page 3857, Deed Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

Pacific Telephone and Telegraph Easement as shown on the official plat of said land.

Building Setback line as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,

Recorded: May 23, 1969

Volume: M69, page 3870, Microfilm Records of Klamath County, Oregon

An easement created by instrument, subject to the terms and provisions thereof,

Recorded: May 27, 1969

Volume: M69, page 3955, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;

Recorded: March 7, 1997

Volume: M97, page 7448, Microfilm Records of Klamath County, Oregon

An easement created by instrument, subject to the terms and provisions thereof,

Recorded: March 8, 2001

Volume: M01, page 9376, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.