2012-010853 Klamath County, Oregon

10/01/2012 11:21:16 AM

Fee: \$47.00

RECORDING REQUESTED BY: Ticor Title Company of Oregon 744 NE 7th Street Grants Pass, OR 97526

GRANTOR:

Federal National Mortgage Association 14221 Dallas Pkwy, Ste 100 Dallas, TX 75254

GRANTEE:

Gail L. Moore, an estate in fee simple 3239 Altamont Dr Klamath Falls, OR 97603

SEND TAX STATEMENTS TO: Gail L. Moore 3239 Altamont Drive Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Gail L. Moore 3239 Altamont Drive Klamath Falls, OR 97603

Escrow No: 470312023187-TTJA26 914 Oak Avenue 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 Gail L. Moore, an estate in fee simple 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

Lot 3 in Block 7, CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County, Instrument No. 2006-016001, except as specifically set forth below:

The true consideration for this conveyance is \$18,000.00.

ENCUMBRANCES:

2012 - 2013 Real Property Taxes, a lien not yet due and payable.

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 \$21,600.00 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 \$21,600.00 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, 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

470312023187-TTJA26 Deed (Special Warranty - Statutory Form)

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 September ______, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage

Andrea Whitney of Pits Duncan, LLP as Atterney in Fact for Federal National Martgage Association

State of CALIFORNIA

COUNTY of San Diego

This instrument was acknowledged before me on September 2012 By of Pite Duncan, LLP as Attorney in Fact for Federal National Mortgage Association.

Netary Public - State of California

My commission expires:

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Lot 3 in Block 7, CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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State of California	1
	}
County of San Diego	_J
On Sept 27, 2012 before me, Ad	am Sadok - Notary
Date 1	Here Insert Name and Title of the Office
personally appeared Andrea M	Name(s) of Signer(s)
e si to h h	ho proved to me on the basis of satisfactory vidence to be the person(s) whose name(s) is/are abscribed to the within instrument and acknowledged me that he/she/they executed the same in s/her/their authorized capacity(ies), and that by s/her/their signature(s) on the instrument the
p	erson(s), or the entity upon behalf of which the erson(s) acted, executed the instrument.
ADAM SADOK P	certify under PENALTY OF PERJURY under the ws of the State of California that the foregoing aragraph is true and correct.
Place Notary Seal Above	ignature:
Though the information below is not required by law, it may prove valuable to persons relying on the document	
and could prevent fraudulent removal and	eattachment of this form to another document.
Description of Attached Document	
Title or Type of Document:	
Document Date:	Number of Pages:
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	Sign aria Nama:
Signer's Name:	Signer's Name:
Signer's Name:	☐ Corporate Officer — Title(s):
Signer's Name: □ Corporate Officer — Title(s): □ Individual RIGPLY THUMBPRINT OF SIGNER	☐ Corporate Officer — Title(s): ☐ Individual ☐ Individual ☐ RIGHT THUMBPRINT OF SIGNER
Signer's Name:	☐ Corporate Officer — Title(s):
Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Top of thumb here	☐ Corporate Officer — Title(s): ☐ Individual ☐ Partner — ☐ Limited ☐ General ☐ Top of thumb here
Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact	☐ Corporate Officer — Title(s): ☐ Individual ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact
Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Trustee Guardian or Conservator	☐ Corporate Officer — Title(s): ☐ Individual ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Trustee
Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Trustee Guardian or Conservator	☐ Corporate Officer — Title(s): ☐ Individual ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator