

1st 1962908

2012-011436

Klamath County, Oregon

10/16/2012 09:29:36 AM

Fee: \$52.00



After recording return to:
Michael R. Cross
11912 Mt Pitt Rd Box 39
Macdoel, CA 96058

Until a change is requested all tax
statements shall be sent to the
following address:
Michael R. Cross
11912 Mt Pitt Rd Box 39
Macdoel, CA 96058

File No.: 7072-1962908 (trw)
Date: October 01, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Federal National Mortgage Association, Grantor, conveys and specially warrants to **Michael R. Cross**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 21 and the Easterly 2 feet of Lot 20, Sunrise Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING the South 80 feet thereof.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$57,900.00 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 \$57,900.00 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. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

The true consideration for this conveyance is **\$48,250.00**. (Here comply with requirements of ORS 93.030)

APN: R553920

Statutory Special Warranty Deed
- continued

File No.: 7072-1962908 (trw)
Date: 10/01/2012

Unofficial
Copy

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 9 day of October, 2012.

Federal National Mortgage Association

By: Federal National Mortgage Association --
-----National Default REO Services, a
Delaware Limited Liability Company dba
First American Asset Closing Services
("FAACS"), as attorney in fact

By: Sandra Taylor JP Signor,
Title

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

APN: R553920

Statutory Special Warranty Deed
- continued

File No.: 7072-1962908 (trw)
Date: 10/01/2012

STATE OF Texas)
County of Dallas)ss.
)

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

This instrument was acknowledged before me on this 9 day of October, 2012
by Sandra Taylor as _____ of Federal National
Mortgage Association, on behalf of the .

Notary Public for Texas
My commission expires:

