

MTL 94584



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy A. Mauger

1359 Wilford

Klamath Falls, OR 97601

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

Timothy A. Mauger

1359 Wilford

Klamath Falls, OR 97601

Escrow No. 01-135792

Title No. 94584

SPECIAL r.020212

SPECIAL WARRANTY DEED

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

Grantor(s) hereby conveys and specially warrants to

Timothy A. Mauger and Debra L. Mauger, husband and wife, as tenants by the entirety,

Grantee(s) and grantee's heirs, successors and assigns 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 Klamath County, Instrument No. M05-66639, except as specifically set forth herein, situated in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$58,320.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$58,320.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING 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 **\$48,600.00**.

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:

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.

47 Amt

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 19th day of December 2012

Federal National Mortgage Association

BY: [Signature]
Cara Richter, Associate Attorney, Shapiro and -
Sutherland, LLC, Attorney in Fact

State of Washington

County of Clark

On this day personally appeared before me Cara Richter, Associate Attorney for 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 19th day of December, 2012.

Yelena A. Makarenko
Printed Name:

Notary Public in and for the State of
Washington residing at Vancouver

My appointment expires 03-19-15

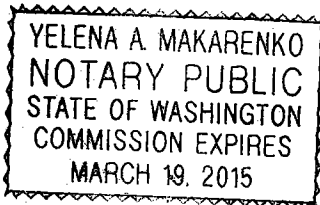


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 8 and Lot 9 Block 2 of Subdivision of Tracts 2B and 3, HOMEDALE, in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 8; thence South 00° 00' 09" East 154.90 feet to the Southeasterly corner of said Lot 8; thence North 50° 57' 37" West, along the line common to said Lots 8 and 9, 416.05 feet; thence North 76° 34' 13" West 42.68 feet to the West line of said Lot 9; thence North 00° 20' 00" East, along the West line of said Lots 8 and 9, 59.90 feet, more or less, to a point from which the Northwesterly corner of said Lot 8 bears North 00° 20' 00" East 77.10 feet; thence North 82° 05' 19" East 34.49 feet; thence North 89° 48' 06" East 69.57 feet to a point on the Northerly line of said Lot 8; thence South 55° 04' 30" East 317.83 feet to the point of beginning, with bearings based on recorded Survey No. 1303.