



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy A. Mauger

1359 Wilford Ave

Klamath Falls, OR 97601

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

Timothy A. Mauger

1359 Wilford Ave

Klamath Falls, OR 97601

Escrow No. 01-135782

Title No. 94579

SPECIAL r.020212

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### 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 May 31, 2005 in Volume M05, Page 40321, Micorfilm Records of Klamath County, Oregon, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 14, in Block 5 of Tract No. 1022, FOURTH ADDITION TO SUNSET VILLAGE, 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 \$120,600.00 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 \$120,600.00 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 **\$100,500.00.**

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.

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 5<sup>th</sup> day of February, 2013.

Federal National Mortgage Association

BY: [Signature]  
Maya Anderson  
Attorney at Robinson Tait, P.S.  
Attorney in Fact  
State of Washington

County of King

On this day personally appeared before me Maya Anderson of Robinson Tait, P.S., 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 5<sup>th</sup> day of February, 2013.

[Signature]  
Janette F. Jamerson

Printed Name:

Notary Public in and for the State of

Washington residing at Bellevue

My appointment expires July 16, 2013

