

1st 2048683



After recording return to:
Brent Thomas
3130 South 6th St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Brent Thomas
3130 South 6th St
Klamath Falls, OR 97603

File No.: 7072-2048683 (trw)
Date: March 25, 2013

2013-003311
Klamath County, Oregon
03/29/2013 09:17:43 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Federal National Mortgage Association, Grantor, conveys and specially warrants to **Brent Thomas**, 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:

Falcon Heights Condominium Stage 2, Unit Number 10531, Schilling Circle.

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 \$66,150.00 for a period of 3 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 \$66,150.00 for a period of 3 months from the date of recording of this deed. These restrictions shall run with the land and are not personal to Grantee. 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 consideration for this conveyance is **\$55,125.00**. (Here comply with requirements of ORS 93.030)

152-

APN: **R885950**

Statutory Special Warranty Deed
- continued

File No.: **7072-2048683 (trw)**
Date: **03/25/2013**

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 26 day of March, 2013.

Federal National Mortgage Association, a
corporation

By: National Default REO Services, a
Delaware Limited Liability Company
dba First American Asset Closing
Services ("FAACS"), as attorney in fact
and/or agent

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

By: Charlotte Elliott
(print name), authorized signor

APN: R885950

Statutory Special Warranty Deed
- continued

File No.: 7072-2048683 (trw)
Date: 03/25/2013

STATE OF

TX

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

County of

Dallas

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This instrument was acknowledged before me on this 26 day of March, 2013
by Charlotte Elliott as VP of Federal National
Mortgage Association, on behalf of the corporation

Cynthia Partida Valtierra

Notary Public for

Dallas Texas

My commission expires:

6/4/15

