

2013-007858

Klamath County, Oregon



00139040201300078580020024

THIS SPACE

07/11/2013 03:27:16 PM

Fee: \$42.00

mtc 979 88

After recording return to:

SERVICE LINK

400 Corporation Dr

ALBUQUERQUE, PA 15001

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

Christopher A Cook

11830 Ground Court

Klamath Falls, OR 97603

Escrow No. ORDER # 3188522

Title No.

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal National Mortgage Association, hereby grant, bargain, sell, warrant and convey to **Christopher A Cook**, as Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

All that portion of the SW1/4 SE1/4 Section2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies South of the right of way of the O.C&E. Railway Company, less any portion thereof contained in roadway, and Less portion described as follows: Beginning at an iron pipe at the most Westerly corner of Tract 1 of Homedale; thence N 76 feet, more or less, to the Southerly line of the right of way of the O.C&E. Railway; thence Southeasterly along the Southerly right of way line of said Railway, 192 feet, more or less, to the South boundary line of the SW 1/4 SE1/4, said Section 2; thence West along said South line a distance of 176 feet 6 inches, more or less to the point of beginning

Tax/Parcel ID: 3909-002DC-05800-000

More commonly known as: 2915-2919 Wiard St., Klamath Falls, OR 97603

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$60,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$60,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE REALTED TO A MORTGAGE OR DEED OF TRUST.

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.

The true and actual consideration for this conveyance is \$50,500.00

48 - 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

*Power of Attorney recorded in Klamath County, OR on 01/27/2012 in Instrument No. 2012-737.

Federal National Mortgage Association, by Chicago Title Insurance Company, dba ServiceLink, its attorney in fact

By

Its

Cherri Springer

STATE OF: PA

COUNTY: Beaver

)SS.

This instrument was acknowledged before me this 24 day of June, 2013, by Cherri Springer, the Grantor.

My Commission Expires: 9-4-13

Mary M. Goddard
Notary Public

