

187 2191301 - ALF



After recording return to:  
Christopher A Cook  
11830 Ground Court  
Klamath Falls, OR 97603

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

File No.: 7021-2191301 (ALF)  
Date: December 20, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

2014-001273  
Klamath County, Oregon  
02/14/2014 09:44:54 AM  
Fee: \$47.00

### STATUTORY WARRANTY DEED

**Federal National Mortgage Association**, Grantor, conveys and warrants to **Christopher A Cook**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Lot 5 in Block 5, of Tract No. 1007, Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

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.

The true consideration for this conveyance is **\$70,875.00**. (Here comply with requirements of ORS 93.030)

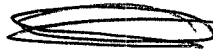
Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$85,050.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$85,050.00 for a period of 3 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.

F.  
52.00

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 28 day of January, 2014.

Federal National Mortgage Association

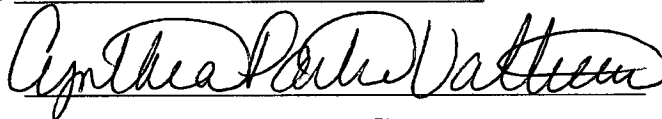


Authorized Signer of First American Title  
Insurance Company as Attorney in fact  
And/or agent

By: Amanda Roberts 

STATE OF ~~Oregon~~ Tx )  
 )ss.  
County of ~~Klamath~~ Dallas )

This instrument was acknowledged before me on this 28 day of January, 2014  
by Amanda Roberts as \_\_\_\_\_ of Federal National  
Mortgage Association, on behalf of the .



Notary Public for ~~Oregon~~ Texas  
My commission expires:

