

AMERITITLE MICROALP

After recording return to and send all  
tax statements to the following address:

John F Tsern  
5497 Lockford Dr  
Klamath Falls, OR 97603

2014-002709

Klamath County, Oregon

03/28/2014 12:26:49 PM

Fee: \$42.00

**STATUTORY  
BARGAIN AND SALE DEED**

**Fannie Mae AKA Federal National Mortgage Association**, Grantor, as to a fee simple interest, conveys  
to **John F Tsern**, Grantee(s), the following described real property:

Lot 9 in Block 2 of LOCKFORD, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon -- R843136

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
SHOULD INQUIRE ABOUT THE PERSONS 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

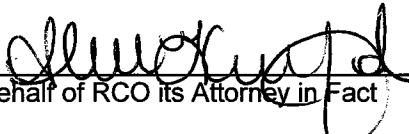
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A  
SALE PRICE OF GREATER THAN \$149,520.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF  
THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING  
SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER  
THAN \$149,520.00 FOR A PERIOD OF 3 MONTH(S) 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 \$124,600.00 (See ORS 93.030).

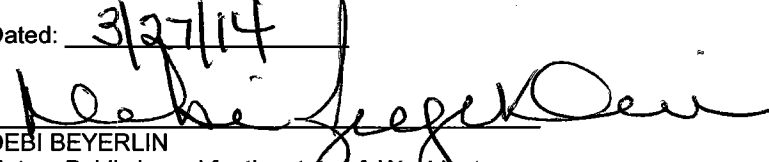
DATED: March, 27, 2014.

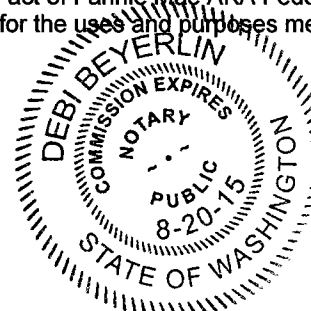
Fannie Mae AKA Federal National Mortgage Association

By:  FNMA by  
Shawna Crawford  
For RCO as  
AIF  
On behalf of RCO its Attorney in Fact

STATE OF: Washington }  
COUNTY OF: King } SS:

I certify that I know or have satisfactory evidence that Shawna Crawford is the  
person who signed this instrument, on oath stated that she is authorized to execute the instrument and  
acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Fannie Mae AKA Federal  
National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in  
this instrument.

Dated: 3/27/14  
  
DEBI BEYERLIN  
Notary Public in and for the state of: Washington  
Residing at: North Bend  
My Appointment Expires: 8/20/2015



42.00