

MTIC100312

After recording return to and send all
tax statements to the following address:
Rex M Golobic, Jr and Emita M Golobic
3002 Bean Creek Rd
Scotts Valley, CA 95066

2014-005991

Klamath County, Oregon

06/06/2014 09:05:17 AM

Fee: \$67.00

**STATUTORY
BARGAIN AND SALE DEED**

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to Rex M Golobic, Jr and Emita M Golobic, husband and wife, Grantee(s), the following described real property:

The E1/2 SW1/4 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian and the W1/2 SE1/4 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerline of Larsen Creek.

EXCEPTING THEREFROM A piece or parcel of land situate in Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a brass cap monument marking the ^{1/4} section corner common to Sections 2 and 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°44'00" West along the section line 110.00 feet to its intersection with the centerline of a creek; thence in a general Northerly and Westerly direction along the thread of said creek, as determined during Recorded Survey No. 1987, to a point on the Easterly boundary of a 3.09 acre parcel surveyed during said Survey No. 1987; thence North 5°08'41" West along said Easterly boundary 37.00 feet to a point marked by a 5/8" iron pin; thence North 5°08'41" West 404.35 feet to a point marked by a 5/8" iron pin; thence South 84°51'19" West 300.00 feet to a point on the West line of the E1/2 SW1/4 of said Section 2; thence North 5°08'41" West along said West line of the E1/2 SW1/4 865.57 feet to a point; thence South 89°47'23" East 1975.59 feet to a point; thence North 4°34'16" West 442.20 feet to a point on the East-West centerline of said Section 2, marked by a 5/8" iron pin; thence South 89°48'03" East along said East-West centerline 764.73 feet to a 5/8" iron pin marking the center East 1/16 corner of said Section 2; thence South 1°54'32" East, along the East line of the W1/2 SE1/4 of said Section 2, 2643.39 feet to a 5/8" iron pin marking the East 1/16 corner common to Sections 2 and 11; thence North 89°44'00" West along the South line of said Section 2, 1297.58 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situate in E1/2 SW1/4 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point of the intersection of the centerline of Larson Creek and the West line of the E1/2 SW1/4 of said Section 2; thence Northerly along the Westerly line of the E1/2 SW1/4 of said Section 2, 400.00 feet; thence Easterly at right angles to the said Westerly line 300.00 feet; thence Southerly parallel with the Westerly line of the E1/2 SW1/4 of said Section 2 to the centerline of said Larson Creek; thence Northwesterly along the centerline to the point of beginning.

R893539 R188255

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 \$132,000.00 FOR A PERIOD OF THREE (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 \$132,000.00 FOR A PERIOD OF THREE (3) MONTH(S) FROM THE DATE OF

4700

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 \$110,000.00 (See ORS 93.030).

DATED: 5/28/14

Fannie Mae AKA Federal National Mortgage Association

By: [Signature]
On behalf of RCO its Attorney in Fact

FNMA by
Molly Mahoney
for RCO as
AIF

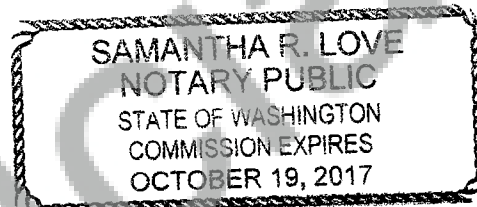
STATE OF: Washington }
COUNTY OF: King } SS:

I certify that I know or have satisfactory evidence that Molly Mahoney 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: 5/28/14

[Signature]

Notary Public in and for the state of: Washington
Residing at: Lake Stevens
My Appointment Expires: 10/19/2017



Unofficial Copy