



THIS SPACE RESERVED FOR REC

2014-007914  
Klamath County, Oregon  
07/30/2014 12:48:48 PM  
Fee: \$47.00

After recording return to:

Nabil M. Taha

250 Main St

Klamath Falls, OR 97601

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

Nabil M. Taha

250 Main St

Klamath Falls, OR 97601

Escrow No. 01-142338

Title No. 100778

SPECIAL r.020212

### SPECIAL WARRANTY DEED

**Fannie Mae a/k/a Federal National Mortgage Association,**

Grantor(s) hereby conveys and specially warrants to

**Nabil M. Taha,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 543 in Block 127, MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$56,280.00 FOR A PERIOD OF THREE 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 \$56,280.00 FOR A PERIOD OF THREE 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.**

The true and actual consideration for this conveyance is **\$46,900.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

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.

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 29<sup>th</sup> day of July, 2014

Fannie Mae a/k/a Federal National Mortgage Association

BY: [Signature]  
Cara Richter, Associate Attorney, Shapiro and  
Sutherland, LLC, Attorney in Fact

State of Washington  
County of Clark

On this day personally appeared before me Cara Richter, Associate Attorney for Shapiro and Sutherland, LLC, as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association and that she executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal..

GIVEN under my hand official seal this 29<sup>th</sup> day of July, 2014.

Karrey L Komp  
Printed Name:  
Notary Public in and for the State of  
Washington residing at Vancouver  
My appointment expires 3/19/2015

