



2014-009690  
Klamath County, Oregon  
09/18/2014 08:55:36 AM  
Fee: \$52.00

RECORDING REQUESTED BY:  
Ticor Title Company of Oregon  
1555 E McAndrews Rd., Ste 100  
Medford, OR 97504

GRANTOR:  
Fannie Mae a/k/a Federal National Mortgage  
Association  
PO Box 650043  
Dallas, TX 75265-0043

GRANTEE:  
Gustavo Rodriguez and Maria Rodriguez, as  
tenants by the entirety  
2205 Eberlein Avenue  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:  
Gustavo Rodriguez and Maria Rodriguez  
2205 Eberlein Avenue  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
Gustavo Rodriguez and Maria Rodriguez  
2205 Eberlein Avenue  
Klamath Falls, OR 97601

Escrow No: 470314035445-TTJA37  
1624 Division Street  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association Grantor, conveys and specially warrants to Gustavo Rodriguez and Maria Rodriguez, as tenants by the entirety Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M05-41562, except as specifically set forth below:

Lot 16 in Block 218, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$28,000.00.

ENCUMBRANCES:  
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

Property taxes in an undetermined amount, which are a lien but not yet payable

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$33,600.00 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 \$33,600.00 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.

**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**

470314035445-TTJA37  
Deed (Special Warranty – Statutory Form)

\$52.00

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 September 15, 2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association  
by: MAYRA L. MURILLO AUTHORIZED SIGNER  
of Pite Duncan, LLP, a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association

State of CALIFORNIA

County of San Diego

This instrument was acknowledged before me on September \_\_\_\_\_, 2014 by \_\_\_\_\_ of Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association.

Please See Attached, Notary Public - State of California  
My commission expires: \_\_\_\_\_

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

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# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of SAN DIEGO

On SEP 15 2014 before me, Courtney Patania, Notary Public  
Date Here Insert Name and Title of the Officer  
 personally appeared Mayra L. Morillo  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_