

THIS SPACE RESERVED FOR  
RECORDER'S USE

After recording return to:

THOMAS L. GREENWOOD  
24934 7THSTREET  
SPRAGUE RIVER, OR 97639

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

THOMAS L. GREENWOOD  
24934 7THSTREET  
SPRAGUE RIVER, OR 97639

Escrow No. 3278445  
Title No. 0101150

SPECIAL-EM

### SPECIAL WARRANTY DEED

#### **Fannie Mae AKA Federal National Mortgage Association**

whose mailing address is 14221 Dallas Parkway, Suite 1000; Dallas, TX 75254. Grantor(s) hereby grant, bargain, sell, warrant and convey to

**THOMAS L. GREENWOOD, a married man**

Grantee(s) and grantee's heirs, successors and assigns 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 instrument # , except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

**See Legal Description attached**

Tax Account No: **R-3407-035B0-02700-000**

**More Commonly known as:** 39415 SPRING TRAIL COURT, CHILOQUIN, OR 97624

5744T

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$63,000.00 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 INSTRUMENT IN THE PRINCIPAL AMOUNT OF GREATER THAN \$63,000.00 OR 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.**

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:

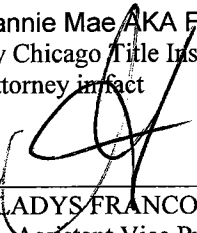
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is \$ **52,500.00**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THAT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Date: September 18, 2014

Fannie Mae AKA Federal National Mortgage Association  
By Chicago Title Insurance Company, ServiceLink, its  
Attorney in fact

By   
GLADYS FRANCO,  
Its Assistant Vice President -AS ATTORNEY IN-FACT

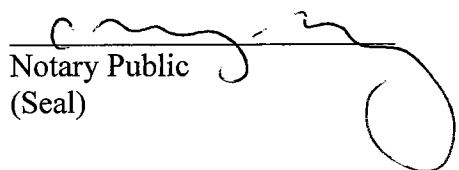
STATE OF CALIFORNIA )  
 )SS.  
COUNTY OF ORANGE )

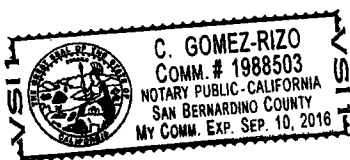
This instrument was acknowledged before me this 18<sup>th</sup> day of September, 2014  
before me, C. Gomez Rizo. **Notary Public** personally appeared  
**GLADYS FRANCO**, who proved to me on the basis of satisfactory evidence to be the  
person whose name is subscribed to the within instrument and acknowledged to me that  
he/she executed the same in his/her authorized capacity, and that by his/her signature on  
the instrument the person, or the entity upon behalf of which the person 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.

My Commission Expires: SEP 10, 2016

  
Notary Public  
(Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 14 in Block 3 of TRACT NO. 1155, TWIN RIVER VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.