

AmeriTitle
MTC 102384

2014-012885
Klamath County, Oregon
12/15/2014 09:27:39 AM
Fee: \$47.00

AFTER RECORDING MAIL TO:
Lance D. Craft & Jill A. Craft
1920 Bobcat Avenue Southwest
Albany, OR 97321

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:
Same as Grantee

Filed for Record at Request of: PNWLE

PNW Number: 13114485

Title Number: 0102384 ***AmeriTitle***

Parcel /Account No(s): 2309 001B0 01800 000

Property Address: 1927 Halter Court, La Pine, OR 97739

Special Warranty Deed

THE GRANTOR, Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION,
whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254,

for and in the true consideration of **\$79,900.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys
to **Lance D. Craft and Jill A. Craft, husband and wife, GRANTEE**, whose address is: 1920 Bobcat
Avenue Southwest, Albany, OR 97321

the following described real estate free of encumbrances created or suffered by Grantor except as specifically
set forth herein:

Legal Description:

LOT 5 IN BLOCK 6 OF WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH
COUNTY, OREGON.

SITUATE IN THE COUNTY OF Klamath, STATE OF OREGON.

*GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES
PRICE OF GREATER THAN **\$95,880.00** 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 **\$95,880.00**
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.*

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 195.336 195.301 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.

\$47.00

-page 2 of 2-

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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 195.336 195.301 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.

Grantor: Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: CHANDAN K. NAYAK

ASS'T VICE PRESIDENT

Dated: _____

STATE OF Texas }
COUNTY OF Dallas } SS:

I certify that I know or have satisfactory evidence that CHRISTOPHER LADY is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to as ASST VICE PRESIDENT of **Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION** and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said **Grantor, Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION**, for the uses and purposes mentioned in the instrument.

Dated: Dec 5, 2014

[Signature]

Notary Public in and for the State of Texas

Residing at _____

My appointment expires: _____

