

**2014-013259**

Klamath County, Oregon

12/24/2014 12:10:00 PM

Fee: \$52.00

Prepared By:  
Service Link  
3220 El Camino Real  
Irvine, CA 92602

When recorded mail to:  
**DEBORAH D JONES and STANLEY K JONES**  
**5336 BROOKLYN CT**  
**HELENA, MT 59602**

SEND TAX STATEMENTS TO: \*

SL# 3300517

CONSIDERATION \$47,750

**SPECIAL WARRANTY DEED**

**A.R.S. § 11-1134 A3**

For other valuable considerations, **FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a federal corporation under the laws of United States of America, the Grantor herein, does hereby convey to **DEBORAH D JONES and STANLEY K JONES, HUSBAND AND WIFE AS JOINT TENANTS**, the Grantees, the following 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 **06/30/14**, instrument # **2014-006897**, except as specifically set forth herein in the County of **MULTNOMAH** and State of Oregon, to wit:

**See Legal Description attached**

Commonly known as: 14208 MEADOWBROOK CT, KLAMATH FALLS, OR 97601-9251

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.

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$57,300.00 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 \$57,300.00 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.**

\*DEBORAH AND STANLEY JONES  
14208 MEADOWBROOK CT  
KLAMATH FALLS OR 97601

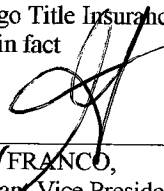
152.00

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: December 19, 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

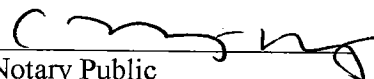
STATE OF CALIFORNIA )  
 )SS.  
COUNTY OF ORANGE )

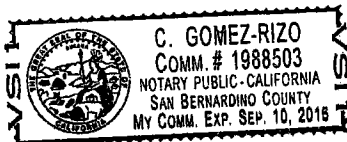
This instrument was acknowledged before me this 23rd day of December 2014 before me, C. Gomez Rizo, Notary Public personally appeared GLADYS FRANCO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she 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 26 in Block 3 of TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.