

2015-000627

Klamath County, Oregon

01/23/2015 10:05:35 AM

Fee: \$47.00

**AFTER RECORDING MAIL TO:**

Gary Mandish & Jeanette Mandish  
153216 Little River Loop  
La Pine, OR 97739

**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: 14115668

Title Number: 7029-2328577\*\*\*First American Title Co of OR\*\*\*

**Parcel /Account No(s): R699505**

**Property Address: 2706 Boone Circle, La Pine, OR 97739**

2328577

**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 **\$70,000.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to **Gary Mandish and Jeanette Mandish, husband and wife, GRANTEE,** whose address is 153216 Little River Loop La Pine, OR 97739, the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

**Legal Description:**

Lot 12 in Block 3 of TRACT 1204, LITTLE RIVER RANCH, 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 **\$84,000.00** 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 INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN **\$84,000.00** 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.

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Parcel /Account No(s): **R699505**

Property Address: **2706 Boone Circle, La Pine, OR 97739**

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: \_\_\_\_\_

Diane E. Sanders

Its: \_\_\_\_\_

Dated: \_\_\_\_\_

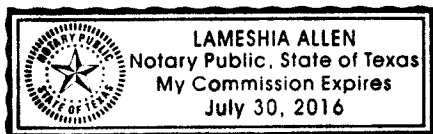
STATE OF Texas }

}SS:

COUNTY OF Dallas }

I certify that I know or have satisfactory evidence that Diane E. Sanders 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 ASSOCIATION 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: Jan. 15, 2015



Notary Public in and for the State of \_\_\_\_\_

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

Texas