

2015-000878

Klamath County, Oregon 01/30/2015 01:04:03 PM

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:** 

Bill Nash, an estate in fee simple 802 Hogue Drive Klamath Falls, OR 97601

SEND TAX STATEMENTS TO: Bill Nash 802 Hogue Drive Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Bill Nash 802 Hogue Drive Klamath Falls, OR 97601

Escrow No: 470314037095-TTJA37 3702 Summers Lane Klamath Falls, OR 97603

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 Bill Nash, an estate in fee simple 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. M05-05702, except as specifically set forth below:

A tract of land situate in the SE1/4 of the SE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Summers Lane, which point lies North 1°08' West 144.5 feet and North 1°12' West 246.7 feet from the Northeast corner of Landis Park and from said point of beginning, running thence along the Westerly line of Summers Lane North 1°12' West 80 feet; thence South 88°44' West 200 feet; thence South 1°12' East parallel with Summers Lane 80 feet; thence North 88°44' East 200 feet to the point of beginning.

The true consideration for this conveyance is \$70,200.00.

## **ENCUMBRANCES:**

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

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$84,240.00 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 \$84,240.00 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.

470314037095-TTJA37 Deed (Special Warranty – Statutory Form)



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 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 January 21, 2015; 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

MAYRA L. MURILLO AUTHORIZED SIGNER

of Pite Dancan, 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 January \_\_\_\_\_, 2015 by \_\_\_\_\_\_\_ of Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association.

\_\_\_\_\_, Notary Public - State of California

My commission expires:

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## **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

validity of that document.
State of California County of
OnJanuary 29, 2015 before me,Ashley Johnson, Notary Public (insert name and title of the officer)
personally appearedMayra L. Murillo,
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.  ASHLEY JOHNSON Commission # 2011895 Notary Public - California
Signature (Seal)  San Diego County My Comm. Expires Mar 14, 2017