



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)

Handwritten signature/initials.

Dated January 29, 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

by  MAYRA L. MURILLO
AUTHORIZED SIGNER

of Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association

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.

~~Please See Attached~~

_____, 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.

State of California
County of San Diego)

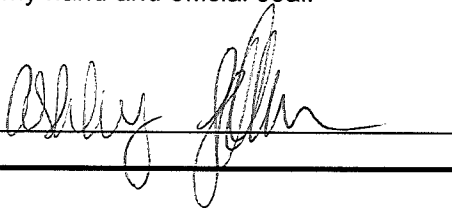
On January 29, 2015 before me, Ashley Johnson, Notary Public
(insert name and title of the officer)

personally appeared Mayra 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.

Signature



(Seal)

