



2015-000910

Klamath County, Oregon

02/02/2015 12:06:02 PM

Fee: \$62.00

THIS SPACE RESERVED FOR  
RECORDER'S USE

After recording return to:

WILLIAM F. HORENBURG and  
SHELLEY OLSON

2022 E ALVARADO STREET

FALLBROOK, CA 92028

Until a change is requested all tax statements  
shall be sent to the following address:

WILLIAM F. HORENBURG and  
SHELLEY OLSON

2022 E ALVARADO STREET

FALLBROOK, CA 92028

HA Consideration \$78,750.00

Escrow No. 3305194

Title No. 0102130

SPECIAL-EM

### SPECIAL WARRANTY DEED

Fannie Mae A/K/A Federal National Mortgage Association

whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043

Grantor(s) hereby grant, bargain, sell, warrant and convey to

WILLIAM F. HORENBURG and SHELLEY OLSON, HUSBAND AND WIFE

Grantee(s) and grantee's heirs, successors and assigns 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 4/28/2014 instrument # 2014-003982, except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

See Legal Description attached

Tax Account No: 3711-023C0-00100-000 , 3711-023C0-00200-000 , 3711-023C0-00300-000

More Commonly known as: 13435 BLACKBIRD DR, BONANZA, OR 97623

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:

57700

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.

The true and actual consideration for this conveyance is \$ 78,750.00

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$94,500.00 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 \$94,500.00 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.**

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: January 30, 2015

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

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)

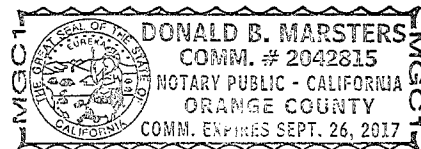
County of Orange)

On 1-30-2015 before me, DONALD B. MARSTERS,  
**Notary Public**, personally appeared Gladys Franco, 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)



(Affix Seal)

EXHIBIT "A"

posted

**Tax/Parcel ID:**

Commonly known as: 13435 BLACKBIRD DR, BONANZA, OR 97623-8735

Unofficial  
Copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 42, 43 and 44 in Block 81, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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