

2015-001092
Klamath County, Oregon

02/09/2015 09:19:30 AM

Fee: \$52.00

V8 2365877

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:

Nabil Taha, an estate in fee simple
250 Main Street, Ste A
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Nabil Taha
250 Main Street Ste A
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Nabil Taha
250 Main Street Ste A
Klamath Falls, OR 97601

Escrow No: 470314038178-TTJA37

4045 Freida Avenue

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 Nabil Taha, 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. M98 Page 38330, except as specifically set forth below:

Lot 3 in Block 4 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$39,000.00.

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 \$46,800.00 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 \$46,800.00 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.

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

470314038178-TTJA37

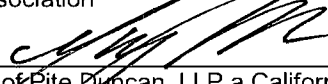
Deed (Special Warranty – Statutory Form)

F.
57.00

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 February 3, 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

State of CALIFORNIA

County of San Diego

This instrument was acknowledged before me on February 3, 2015 by Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association. of

, Notary Public - State of California
My commission expires: _____

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Lot 3 in Block 4 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

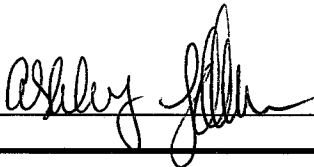
On February 3, 2015 before me, Ashley Johnson, Notary Public
(insert name and title of the officer)

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)

