

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:
John Oscar Jacobson
17284 Rustic Ln
Brookings, OR 97415

Until a change is requested all tax statements
shall be sent to the following address:
John Oscar Jacobson
17284 Rustic Ln
Brookings, OR 97415

Escrow No. 01-142942
Title No. 101291
SPECIAL r.020212

SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association,

Grantor(s) hereby conveys and specially warrants to

John Oscar Jacobson and Amber Lu Jacobson, as tenants by the entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$174,000.00 FOR A PERIOD OF THREE 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 \$174,000.00 FOR A PERIOD OF THREE 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.

The true and actual consideration for this conveyance is \$145,000.00.
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:

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.

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 this 30th day of March, 2015

Fannie Mae a/k/a Federal National Mortgage Association

BY: [Signature]
Cara Richter, Associate Attorney, Shapiro and
Sutherland, LLC, Attorney in Fact

State of Washington

County of Clallam

On this day personally appeared before me Cara Richter, Associate Attorney for Shapiro and Sutherland, LLC, as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association and that she executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal..

GIVEN under my hand official seal this 30th day of March, 2015.

[Signature]
Printed Name: Natalie Schlemmer
Notary Public in and for the State of
Washington residing at Clallam.

My appointment expires 12-8-18

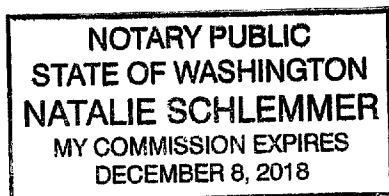


EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 of the NE1/4 and the N1/2 of the SE1/4 of Section 34, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying South of the USBR North Canal. EXCEPT the East 30 feet conveyed to Klamath County by Deed recorded September 11, 1956 in Volume 286, page 512, Deed Records of Klamath County, Oregon

ALSO EXCEPTING THEREFROM that portion within the USBR Gale Lateral Canal.

ALSO EXCEPTING THEREFROM beginning at the Southwest corner of the NW1/4 of the SE1/4 of Section 34, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South line of said NW1/4 SE1/4 a distance of 1092 feet, more or less, to an existing fence; thence North and parallel to the West line of the NW1/4 SE1/4 to the South line of the USBR North Canal; thence Southwesterly along the South line of the canal to the Westerly line of the NW1/4 SE1/4; thence South to the point of beginning.