

18 2342745

AFTER RECORDING MAIL TO:

Randy Moss
8555 West Langell Valley Road
Bonanza, OR 97023

2015-007581

Klamath County, Oregon

07/13/2015 10:19:21 AM

Fee: \$47.00

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**

Randy Moss
8555 West Langell Valley Road
Bonanza, OR 97023

Filed for Record at Request of: PNWLE

PNW Number: 15116376

Title Number: 7029-2342745 ***First American Title Company of Oregon***

Parcel /Account No(s): Property ID: R438342

Property Address: 603 Mount Pitt Street, Klamath Falls, OR 97601

Special Warranty Deed

THE GRANTOR, Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, for and in the true consideration of **\$70,000.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to

Randy Moss,

GRANTEE, whose address is 8555 West Langell Valley Road, Bonanza, OR 97023

the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

Legal Description:

Lot 12 in Block 16 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the South 1/2 of the vacated alley adjoining said lot on the North.

SITUATE IN THE COUNTY OF Klamath, STATE OF OREGON.

*GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$84,000.00** 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 INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN **\$84,000.00** FOR 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 THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

F.
52.00

-page 2 of 2-

Parcel /Account No(s): **Property ID: R438342**

Property Address: **603 Mount Pitt Street, Klamath Falls, OR 97601**

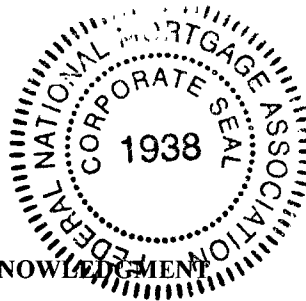
THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 195.336 195.301 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.

Grantor: **Fannie Mae aka FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: _____

Its: **Paola Loarca** ASST VICE PRESIDENT

Dated: _____



CERTIFICATE OF 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 TEXAS)
) ss.

COUNTY OF DALLAS)

On June 29, 2015, before me, Lameshia Allen, Notary Public, personally appeared Paola Loarca, 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) on behalf of **Fannie Mae aka Federal National Mortgage Association, Grantor**, and that by his/her/their signature(s) in the instrument **Fannie Mae aka Federal National Mortgage Association**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

TEXAS

