



**2015-010201**

**Klamath County, Oregon**

**09/15/2015 10:32:11 AM**

**Fee: \$52.00**

**AFTER RECORDING MAIL TO:**

Randy Moss  
8555 West Langell Valley Road  
Bonanza, OR 97023

**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: 14115465  
Title Number: 0101410\*\*\*AmeriTitle\*\*\*

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**Parcel /Account No(s): Property ID: 567425**

**Property Address: 4540 HIGHWAY 39, Klamath Falls, OR 97603**

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**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 **\$94,000.00** (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:**

**\*\*\*See attached Exhibit "A"\*\*\***

*GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES  
PRICE OF GREATER THAN **\$112,800.00** 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 **\$112,800.00**  
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.

Parcel /Account No(s): **Property ID: 567425**

Property Address: **4540 HIGHWAY 39, Klamath Falls, OR 97603**

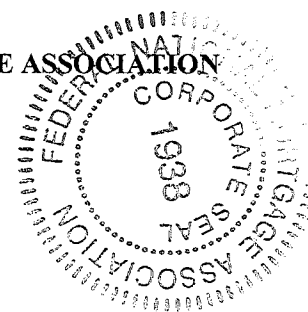
THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Its: Assistant Vice President

Dated: August 18, 2015



### 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.

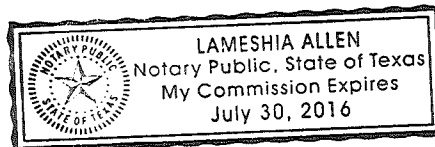
COUNTY OF DALLAS )

On Aug. 18, 2015, before me, Lameshia Allen, Notary Public, personally appeared Gina Dennis, Assistant Vice President, 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.

*L. Allen*  
Signature of Notary Public  
Notary Public in and for the State of TEXAS  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



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

A tract of land in the S1/2 S1/2 SE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet North and 30 feet West of the SE corner of the SE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the True Point of Beginning of this description; thence running Northerly along the State Highway 300 feet; thence running Westerly and parallel to the Section line between Sections 12 and 13, 378.67 feet, more or less, thence Southerly 318.45 feet to a point lying Easterly 477.33 feet more or less from the point of beginning; thence Easterly along said line 477.33 feet, more or less, to the true point of beginning.