

2015-010811

Klamath County, Oregon

10/01/2015 01:33:57 PM

Fee: \$47.00

After recording return to and send all
tax statements to the following address:
Melissa L Morgan and Shaun K Morgan
2940 Freeland Rd
Central Point, OR 97502

**STATUTORY
BARGAIN AND SALE DEED**

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to Melissa L Morgan and Shaun K Morgan, Wife and Husband Grantee(s), the following described real property:

Lots 6, 7 and 9 in Block 6, ARROWHEAD VILLAGE, AND the following described property in said ARROWHEAD VILLAGE as conveyed to Lysiane J. Gehrum by Deed recorded September 6, 1994 in Volume M94, page 27939, Microfilm Records of Klamath County, Oregon.

Beginning at a point on the Westerly side of Rocky Point Road, said point being described as the Southeasterly corner of Lot 9, Block 6 of Arrowhead Village Subdivision as platted on August 31, 1962, and filed with the County Clerk of Klamath County, Oregon; thence North 17°11'30" East 148.43 feet to a point described as the Northeasterly corner of Lot 9, Block 6 of Arrowhead Village Subdivision; thence 10 feet Easterly to a point described as the Northwesterly corner of Lot 10, Block 6 of Arrowhead Village Subdivision; thence South 17°11'30" West for 143.1 feet to a point described as the Southwesterly corner of Lot 10, Block 6 of Arrowhead Village Subdivision; thence West along the Westerly side of Rocky Point Road for 10 feet to the point of beginning.

3606E03AA00702

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 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

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALE PRICE OF GREATER THAN \$186,000.00 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 \$186,000.00 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.

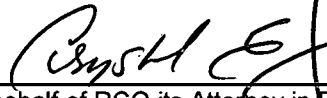
THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

The true and actual consideration for this conveyance is \$155,000.00 (See ORS 93.030).

RECORDED BY NEXTILE
ORDER NO. 0187338 / AMENITY # 47608 AM

DATED: September 30, 2015

Fannie Mae AKA Federal National Mortgage Association

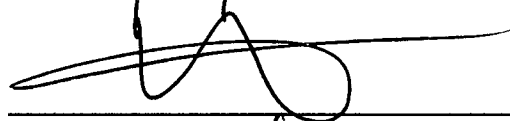
By: 
On behalf of RCO its Attorney in Fact

FNMA by
Crystal Ellis
For RCO as
AIF

STATE OF: Oregon }
COUNTY OF: Multnomah } SS:

I certify that I know or have satisfactory evidence that Crystal Ellis is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Fannie Mae AKA Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9/30/2015



Notary Public in and for the state of: Oregon
Residing at: Multnomah
My Appointment Expires: 2/20/16

