

Lawyers Title

2015-010979
Klamath County, Oregon
10/06/2015 09:19:35 AM
Fee: \$52.00

After recording return to:
Order Number: L130742 Escrow Number: 7032121
Jason B. Cox 4 NE 13th Bend, OR 97701
Grantee Name(s)
Jason B. Cox 4 NE 13th Bend, OR 97701
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Reserved for Recorder's Use

715610087/L130742

STATUTORY WARRANTY DEED

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association Grantor(s), convey and warrant to Jason B. Cox and Angela M. Cox, husband and wife as joint tenants, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

SEE ATTACHED EXHIBIT "A"

Account: **R152943**
Map & Tax Lot: R-2409-030AC-00500

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

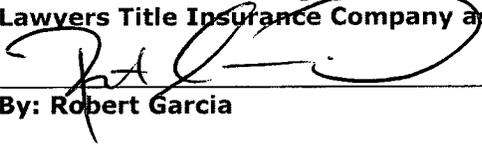
The true consideration for this conveyance is **\$39,000.00**. (Here comply with requirements of ORS 93.030.)

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY 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 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.

Executed this 1st day of October, 2015

Fannie Mae A/K/A Federal National Mortgage Association,
organized and existing under the laws of the
United States of America who acquired title as
Federal National Mortgage Association, by
Lawyers Title Insurance Company as attorney in fact


By: Robert Garcia

State of California, County of Riverside) ss.

This instrument was acknowledged before me on this 1st day of October, 2015 by Robert Garcia,
as Authorized Signer of Fannie Mae


Notary Public for the State of California
My commission expires: Jan 3, 2018

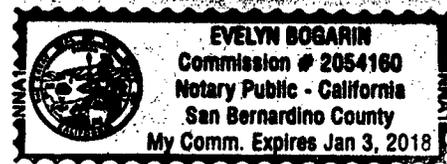


Exhibit A

All that certain real property situated in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT ALONG THE ORIGINAL SOUTHWEST LINE OF THE LAND OF JIM ERIKSON, BEING ALSO A CORNER COMMON TO CRESCENT HEIGHTS SUBDIVISION AND E.B. STUMBAUGH RESERVED LAND, A 5/8 INCH STEEL ROD, FROM WHICH THE NE 1/16 CORNER OF SAW SECTION 30 BEARS NORTH 72°52'07" EAST 481.31 FEET; THENCE ALONG TWO LINES WITH CRESCENT HEIGHTS SUBDIVISION, SOUTH 38°58'09" WEST 100.0 FEET TO A POINT, A 5/8 INCH STEEL ROD; THENCE NORTH 77°00'07" WEST 168.11 FEET TO A POINT, A 5/8 INCH STEEL ROD ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 97 AND 50 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 15°0'13" EAST 180.00 FEET TO A POINT IN A PAVED DRIVEWAY, A CENTER-PUNCHED RAILROAD SPIKE; THENCE ALONG TWO LINES AS AGREED BETWEEN E.B. STUMBAUGH AND JIM ERIKSON: SOUTH 55°46'32" EAST 220.94 FEET TO A POINT, A 5/8 INCH STEEL ROD; SOUTH 15°00'13" WEST, PARALLEL TO U.S. HIGHWAY 97, 10.00 FEET TO THE POINT OF BEGINNING. TAX PARCEL NUMBER : R152943 AND R152916 AND R152792.

Parcel ID: R152943