



2016-000498
Klamath County, Oregon
01/19/2016 03:33:06 PM
Fee: \$72.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mountain Prime LLC
3138 North 1250 W
Pleasant View, UT 84414

Until a change is requested all tax
statements shall be sent to the
following address:
Mountain Prime LLC
3138 North 1250 W
Pleasant View, UT 84414

File No.: 4260-2575639 (RB)
Date: January 12, 2016

STATUTORY SPECIAL WARRANTY DEED

Fannie Mae A/K/A Federal National Mortgage Association, Grantor, whose address is PO Box 650043 Dallas, TX 75265-0043, conveys and specially warrants to **Mountain Prime LLC limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NE1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence North 89 degrees 55' east, a distance of 1,345.2 feet; thence North 00 degrees 16' West, a distance of 2,187.00 feet to the Northwest corner of FIRST ADDITION TO MOYINA SUBDIVISION; thence North 89 degrees 39'30" East along the Northerly line of said subdivision a distance of 545.00 feet to a point marked by a 1/2 inch iron pin; thence North 00 degrees 16' West a distance of 120.00 feet to a point marked by a 1/2 inch iron pin, said point also being the true point of beginning; thence continuing North 00 degrees 16' West a distance of 100.00 feet to a point marked by a 1/2 inch iron pin; thence South 89 degrees 39'30" West a distance of 125.00 feet to a point marked by a 1/2 inch iron pin; thence South 00 degrees 16' East, a distance of 100.00 feet to a point marked by a 1/2 inch iron pin; thence North 89 degrees 39'30" East, a distance of 125.00 feet to the true point of beginning.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$102,500.00**. (Here comply with requirements of ORS 93.030)

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$123,000.00 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 \$123,000.00 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 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 12 day of January
2016.

**Fannie Mae A/K/A Federal National Mortgage
Association**

**By: First American Title Insurance Company, Attorney
in Fact**

Signed By:

Signature of Corporate Officer

Name of
Officer

Jamey Davis

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

Its Authorized Signer

STATE OF Texas)
County of Dallas) ss. Dallas Texas

This instrument was acknowledged before me on this 12 day of
January, 2016
by Jamey Davis as VP
of Fannie Mae A/K/A Federal National Mortgage Association, on behalf of
the .

Cynthia Ann Partida Valtierra

Notary Public for Texas
My commission expires: 06-04-19

