



**2016-006962**  
**Klamath County, Oregon**  
06/30/2016 03:44:15 PM  
Fee: \$52.00

**RECORDING REQUESTED BY:**  
Ticor Title Company of Oregon  
1555 E McAndrews Rd., Ste 100  
Medford, OR 97504

**GRANTOR:**  
Fannie Mae a/k/a Federal National Mortgage  
Association  
14221 Dallas Pkwy #1000  
Dallas, TX 75254

**GRANTEE:**  
Elliott G. Fox and Samantha M. Fox not as  
tenants in common, but with the r  
P O Box 650043  
Dallas, TX 75265-0043

**SEND TAX STATEMENTS TO:**  
Elliott G. Fox and Samantha M. Fox  
37466 Church Avenue  
Fremont, CA 94536

**AFTER RECORDING RETURN TO:**  
Elliott G. Fox and Samantha M. Fox  
37466 Church Avenue  
Fremont, CA 94536

Escrow No: 470315043273-TTJA37  
435 Telephone Flat Road  
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association Grantor, conveys and specially warrants to Elliott G. Fox and Samantha M. Fox not as tenants in common, but with the \*Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2009-006743, except as specifically set forth below:

\*rights of survivorship

See Exhibit "A" Attached Hereto and Made a Part Hereof

The true consideration for this conveyance is \$130,000.00.

**ENCUMBRANCES:**  
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

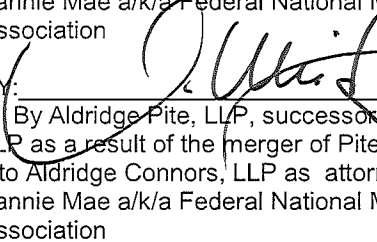
Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$156,000.00 for a period of 3 months from the date of the recording of this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$156,000.00 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**

470315043273-TTJA37  
Deed (Special Warranty – Statutory Form)

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 June 23, 2016; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association  
BY:  ANDREA WHITNEY  
MANAGER  
By Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Connors, LLP as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association

~~State of CALIFORNIA~~

~~COUNTY of San Diego~~

~~This instrument was acknowledged before me on June 23, 2016 by \_\_\_\_\_ of Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Connors, LLP as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.~~

~~\_\_\_\_\_, Notary Public - State of California  
My commission expires: \_\_\_\_\_~~

SEE ATTACHMENT FOR  
OFFICIAL NOTARIZATION

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)  
**LEGAL DESCRIPTION**

A parcel of land situated in the NW1/4 NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 38' East along the section line a distance of 442.3 feet; thence East 660.0 feet to an iron pipe; thence South 0° 38' East parallel to the West section line a distance of 330.0 feet to the True Point of Beginning; thence West parallel to the North section line 330.0 feet; thence South 0° 38' East 330.0 feet to a point on the South line of parcel described in Deed Volume 328, page 102, Deed Records of Klamath County, Oregon; thence East along said South line a distance of 330.0 feet to an iron pipe; thence North 0° 38' West parallel to the West section line 330.0 feet to the true point of beginning.

## 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 California  
County of San Diego

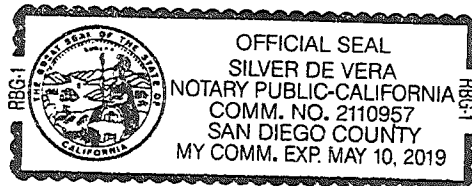
On June 23, 2016 before me, Silver De Vera, Notary Public  
(insert name and title of the officer)

personally appeared Andrea Whitney,  
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), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature   
Silver De Vera



(Seal)