

**AmeriTitle**  
MTC 16784AM

**2016-011168**  
**Klamath County, Oregon**  
10/19/2016 03:18:00 PM  
Fee: \$47.00

After recording return to and send all  
tax statements to the following address:  
Bedar Kelley and Greg Kelley  
PO Box 1471  
Selma, CA 93662

**STATUTORY  
BARGAIN AND SALE DEED**

**Fannie Mae AKA Federal National Mortgage Association**, Grantor, as to a fee simple interest, conveys to Bedar Kelley and Greg Kelley, Grantee(s), the following described real property:

Lot 17 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING therefrom a portion of said Lot 17 described as follows:

Beginning at the Northwest corner of Lot 17 marked by an iron stake of 1 1/2 inch pipe driven in the ground; thence South 0 degrees 41' West along the lot line 163.2 feet to the Southwest corner of Lot 17; thence Easterly

along the Southerly line of the lot, 85.00 feet; thence North 2 degrees 4' West 105 feet more or less to a point marked by an iron stake of 1 1/2" pipe driven in the ground at or near the Northerly lot line; thence North 51 degrees 41' West along the lot line 100.00 feet more or less to the point of beginning.

TOGETHER WITH the West one-half of vacated road adjoining said property on the Northeasterly lot line.

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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 \$49,200.00 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 \$49,200.00 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 \$41,000.00 (See ORS 93.030).

DATED: October 18, 2014

Fannie Mae AKA Federal National Mortgage Association

By: Crystal Ellis  
On behalf of RCO its Attorney in Fact

FNMA by  
Crystal Ellis  
For RCO as  
AIF

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

I, Heather Carafa certify that I know or have satisfactory evidence that Crystal Ellis, As Administrative Assistant, is the person who signed this instrument, on oath stated that he or 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: 10/18/16

Heather Carafa  
Notary Public in and for the State of Oregon

Residing at: Portland, OR

My appointment expires: 7/1/19

