

AmeriTitle
MTC 11/18/96 AM



After recording return to:
Y&S Enterprises, LLC
37150 SE Yoder Dr
Estacada, CA 97023

Until a change is requested all tax
statements shall be sent to the
following address:
Y&S Enterprises, LLC
37150 SE Yoder Dr
Estacada, CA 97023

File No.: 10549330d (RB)
Date: December 14, 2016

THIS SPACE RESERVED FOR REC

2016-013667
Klamath County, Oregon
12/22/2016 03:25:00 PM
Fee: \$52.00

STATUTORY SPECIAL WARRANTY DEED

Fannie Mae A/K/A Federal National Mortgage Association, Grantor, conveys and specially warrants to **Y&S Enterprises, LLC**, 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:

The Easterly 63 feet of Lot 9 and the Easterly 63 feet of the South one half of Lot 10, Block 1 of SHIVES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$4,600.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Special Warranty Deed
- continued

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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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 5,520.00 FOR A PERIOD OF 3.00 MONTHS(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 \$5,520.00 FOR A PERIOD OF 3.00 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.

Fannie Mae A/K/A Federal National Mortgage
Association

By: First American Title Insurance
Company, Attorney in Fact

By: _____

Name: _____

Title: _____


Jamey Davis

APN:

Statutory Special Warranty Deed
- continued

File No.: **10549330d (RB)**
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STATE OF Texas)
COUNTY OF Dallas)-ss.
)

On this 14 day of December, 2016 before me personally appeared
Jamey Davis VP

of First American Title Insurance Company, who executed the within instrument as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: December 14, 2016

Print Name: Chisa Ramos
Notary Public in the State of Texas
Residing at: Dallas
My appointment expires 4-16-19

