

2017-002570

Klamath County, Oregon

03/10/2017 02:25:01 PM

Fee: \$47.00

After recording return to:	
Order Number: 716620458	Recording Requested by: Lawyers Title
Escrow Number: FHL11666	
Grantee Name(s)	
After Recording Mail To:	
Flying A Properties, Inc. 2160 Round Lake Rd. Klamath Falls, OR 97601	
Until a change is requested, all tax statements shall be sent to the following address:	
Same as Above	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED * *An Oregon Corporation*

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 **Flying A Properties, Inc.** Grantee(s), the following described real property free of encumbrance except as specifically set forth herein.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$129,000.00 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 \$129,000.00 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 REALATED TO A MORTGAGE OR DEED OF TRUST.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 14, THE VACATED ALLEY BETWEEN LOTS 14 AND 15, AND LOT 15 IN BLOCK 7 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPT THE FOLLOWING: A PORTION OF LOT 15, BLOCK 7, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST COMER OF SAID LOT 15; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 15 A DISTANCE OF 4.0 FEET; THENCE NORTH 15°04' EAST 37.4 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 15; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 15, 37.0 FEET TO THE POINT OF BEGINNING; AND EXCEPT ALL THAT PORTION OF LOT 15, BLOCK 7, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF VAN NESS AVENUE 18 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 15, WHICH POINT IS 42.0 FEET SOUTHEASTERLY FROM THE NORTHEAST CORNER OF SAID LOT 15; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 15, 42.0 FEET TO THE POINT OF BEGINNING; ALL BEING IN BLOCK 7 OF HILLSIDE 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.

Parcel ID: R187265 *MAP # R-3809-028 BB - 01500-00*

Commonly known as 2057 LAWRENCE Street, Klamath Falls, OR 97601

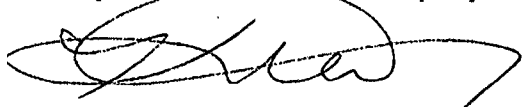
However, by showing this address no additional coverage is provided

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 **\$107,500.00** (Here comply with requirements of ORS 93.030)

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 10th day of March, 2017

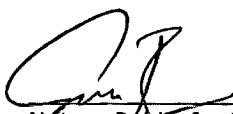
Fannie Mae A/K/A Federal National Mortgage Association,
organized and existing under the laws of the
United States of America who acquired title as
Federal National Mortgage Association, by
Lawyers Title Insurance Company as attorney in fact



By: Katherine Mullikin, authorized signor

State of California, County of Riverside) ss.

This instrument was acknowledged before me on this 10th day of March, 2017 by Katherine Mullikin,
as Authorized Signer of Fannie Mae



Notary Public for the State of California
My commission expires: 1/3/18

