

2017-007400

Klamath County, Oregon

06/30/2017 03:34:00 PM

Fee: \$52.00

Recording Requested by:

Lawyers Title

After recording return to:
Order Number: 717610038 Escrow Number: FML13044
Grantee Name(s) After Recording Mail To:
Thomas Burt 5157 Ski Run Pollock Pines, CA 95726
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

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 Thomas Burt, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Legal Description attached here to and made a part hereof as Exhibit "A".

Account: R451424

Map & Tax Lot: R-3809-036CA-06300-000

1107 McClellan Dr., Klamath Falls OR

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 **\$140,500.00**. (Here comply with requirements of ORS 93.030.)

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$168,600.00 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 \$168,600.00 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.

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 28 day of June, 2016

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: Cassandra Bertotti, Authorized Signor

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)

) ss.

COUNTY OF Riverside

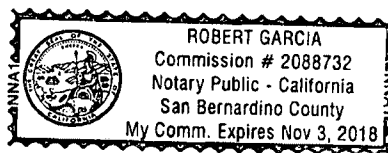
On 6-29-17 before me, Robert Garcia, Notary Public,
personally appeared Cassandra Bertotti

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 R. Garcia



MAIL TAX STATEMENTS AS DIRECTED ABOVE



CHICAGO TITLE INSURANCE COMPANY

AS ISSUING AGENT 1-800-943-1196

Title No LTICIE-L16033J

LEGAL DESCRIPTION

EXHIBIT "A"

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

A PARCEL OF LAND SITUATED IN THE NE1/4 SW114, SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN ON THE EASTERLY LINE OF MCCLELLAN DRIVE, SAID POINT BEING SOUTH 0° 16' EAST A DISTANCE OF 138.43 FEET FROM THE NORTHEAST CORNER OF FIRST ADDITION TO MOYINA, ACCORDING TO THE DULY RECORDED PLAT OF SAID SUBDIVISION; THENCE SOUTH 0° 16' EAST ALONG THE EASTERLY LINE OF MCCLELLAN DRIVE A DISTANCE OF 115 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 89° 44' EAST A DISTANCE OF 120 FEET TO A 1/2 IRON PIN; THENCE NORTH 47° 52' EAST A DISTANCE OF 39.73 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 42° 08' WEST A DISTANCE OF 145.71 FEET TO A 1/2 INCH IRON PIN; THENCE ALONG A 30 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 72.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (THE BEARINGS ON THE ABOVE DESCRIBED PARCEL OF LAND ARE BASED ON THE PLAT OF FIRST ADDITION OF MOYINA.)

Parcel ID: R-3809-036CA-06300-000

Commonly known as 1107 MCCLELLAN Drive, Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided