

**2017-008144**

**Klamath County, Oregon**

07/21/2017 09:09:00 AM

Fee: \$57.00

<b>After recording return to:</b>
Order Number: 716620556 Escrow Number: FHL12335 David A. Hill 132 NE 53 <sup>rd</sup> Sstreet Seattle WA 98105
<b>Grantee Name(s)</b>
David A. Hill
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
Same as Above

**Recording Requested by:**

**Lawyers Title**

716620556

**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

**David A. Hill, a married man as his sole and separate property**

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

**See EXHIBIT "A" attached hereto and made a part hereof for Legal**

**See EXHIBIT "B" attached hereto and made a part hereof for Deed Restriction**

Parcel No.: **R558989**

Commonly known as: **5530 Villa Drive, Klamath Falls OR 97603**

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 **\$123,456.00**. (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 20**

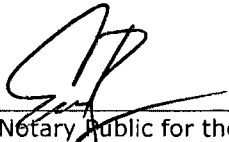
Executed this 20 day of July, 2017

**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: Robert Garcia

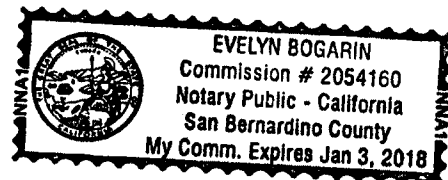
State of California, County of Riverside ) ss.

This instrument was acknowledged before me on this 20 day of July by Robert Garcia, as  
Authorized Signer of Fannie Mae



Notary Public for the State of California

My commission expires: 11/3/18





**CHICAGO TITLE INSURANCE COMPANY**

AS ISSUING AGENT 1-800-943-1196

**Title No LTICIE-L160481**

**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:

LOT 3 IN BLOCK 4 OF CYPRESS VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R558989

Commonly known as 5530 VILLA Drive, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided

**EXHIBIT "B"**  
**DEED RESTRICTION**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$148,147.20 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 \$148,147.20 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.