

207146 AM
RECORDING REQUESTED BY:
TICOR TITLE
Company of Oregon

1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Fannie Mae a/k/a Federal National Mortgage Association

GRANTEE'S NAME:
Richard Duprez and Margaret Duprez

AFTER RECORDING RETURN TO:
Richard Duprez and Margaret Duprez, as tenants by the entirety
226 Water Street
Addison, ME 04606

SEND TAX STATEMENTS TO:
Richard Duprez and Margaret Duprez
226 Water Street
Addison, ME 04606

800 Roseway Drive, Klamath Falls, OR 97601

2018-001271
Klamath County, Oregon
01/31/2018 12:19:01 PM
Fee: \$47.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association, Grantor, conveys and specially warrants to Richard Duprez and Margaret Duprez, as tenants by the entirety, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M05-67651, except as specifically set forth below:

Beginning at a point in the South line of Roseway Drive, 14 feet East of the Northwest corner of Lot 37 of ROSELAWN Subdivision Block 70, BUENA VISTA ADDITION to Klamath Falls; according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, recorded in Book 7, page 2, April 12, 1927; thence South at right angles 61.5 feet to the North line of alley; thence East along said North line 50 feet; thence North at right angles 61.5 feet to a point in the South line of Roseway Drive 20 feet East of the Northwest corner of Lot 36; thence West on said South line 50 feet to the place of beginning; being the East 30 feet of Lot 37 and the West 20 feet of Lot 36, of said ROSELAWN Subdivision, Block 70, BUENA VISTA ADDITION; said tract facing 50 feet on the South line of Roseway Drive, and extending 61.5 feet South therefrom.

TOGETHER with the N1/2 of the vacated alley adjoining said property which was vacated by Ordinance No. 5038 recorded December 10, 1958 in Volume 307, page 405, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is Forty Thousand And No/100 Dollars (\$40,000.00).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$48,000.00 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 \$48,000.00 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 related 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.

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 24, 2018; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association

BY: [Signature] of Aldridge Pite, LLP, successor to Pite Duncan, LLP as a result of the merger of Pite Duncan, LLP into Aldridge Connors, LLP as its attorney in fact.

State of Georgia

County of Fulton

On January 24, 2018 before me, Angela Durham, Notary Public, personally appeared James Powell / Aldridge Pite LLP Attorney in Fact 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 Georgia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

