

2008-012345

Klamath County, Oregon



00052556200800123450020023

09/03/2008 03:32:07 PM

Fee: \$26.00

THIS SPACE RESERVED FOR RECOMMENDED USE

1st 1768606

After recording return to:
Robert and Cornelea Coffman
859 Westview Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Robert and Cornelea Coffman
859 Westview Drive
Klamath Falls, OR 97603

Escrow No. 1684518
Title No. 597415

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, who acquired title as Freddie Mac Grantor(s) hereby grant, bargain, sell, warrant and convey to Robert and Cornelea Coffman, married, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath Falls and State of Oregon, to wit: *husband and wife, as tenants by the entirety

LOT 69 IN TRACT 1438, EIGHTH ADDITION TO NORTH HILLS-PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2007-2008 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is \$244,500.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

FLW-

FEDERAL HOME LOAN MORTGAGE CORPORATION,
by Chicago Title Insurance Company, dba ServiceLink, its
attorney in fact

By [Signature]

Its _____

STATE OF PA
COUNTY OF Beaver)SS.

This instrument was acknowledged before me this 4 day of August, 2008, by

Sheri L. Johns the VP of Chicago Title Insurance

Company, dba ServiceLink a Corporation under the laws of Pennsylvania, on behalf of Federal Home Loan Mortgage Corporation, a federal corporation under the laws of United States of America, the Grantor.

My Commission Expires:

10-10-10

[Signature]

Notary Public

