

2008-015406  
Klamath County, Oregon



After recording return to:  
James L. Bodenhamer and Debra A.  
Bodenhamer  
5701 North Hills Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
James L. Bodenhamer and Debra A.  
Bodenhamer  
5701 North Hills Drive  
Klamath Falls, OR 97603  
File No.: 7072-1254326 (CJS)  
Date: November 07, 2008

THIS SPACE

11/14/2008 11:26:19 AM

Fee: \$31.00

### STATUTORY SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation**, Grantor, conveys and specially warrants to **James L. Bodenhamer and Debra A. Bodenhamer**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 48 OF TRACT 1417 - EIGHTH ADDITION TO NORTH HILLS - PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$194,900.00**. (Here comply with requirements of ORS 93.030)

F31-

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 12 day of November, 2008.

Federal Home Loan Mortgage Corporation, a  
corporation

By: National Default REO Services, a  
Delaware Limited Liability Company  
dba First American Asset Closing  
Services ("FAACS"), as attorney in fact  
and/or agent

By: Joseph Verdugo  
(print name), authorized signor

APN: R890211

Statutory Special Warranty Deed  
- continued

File No.: 7072-1254326 (CJS)  
Date: 11/07/2008

STATE OF California )  
 )ss.  
County of Orange )

This instrument was acknowledged before me on this 10 day of November, 2008  
by Joseph Verdugo of Federal Home Loan Mortgage Corporation, on behalf of the corporation.



Notary Public for California  
My commission expires: June 4, 2009

