



After recording return to:  
Erin Castaneda and Pablo Castaneda  
5648 American Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Erin Castaneda and Pablo Castaneda  
5648 American Ave  
Klamath Falls, OR 97603

File No.: 7072-1312145 (CJS)  
Date: December 31, 2008

2009-000325

Klamath County, Oregon



00058590200900003250030030

01/12/2009 03:10:39 PM

Fee: \$31.00

THIS SPACE

## STATUTORY SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation**, Grantor, conveys and specially warrants to **Erin Castaneda and Pablo Castaneda**, 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 11 IN BLOCK 2 OF TRACT NO. 1096, AMERICANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. (PLAT VOLUME 20, PAGE 41)**

**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.

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.

The true consideration for this conveyance is **\$212,625.00**.

Dated this 2 day of January, 2009.

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: Jeff Schmidt  
(print name), authorized signor

APN: R574989

Statutory Special Warranty Deed  
- continued

File No.: 7072-1312145 (CJS)  
Date: 12/31/2008

STATE OF California )

County of Orange )

This instrument was acknowledged before me on this 2 day of January, 2009  
by Jeff Schmidt, VP (print name here) for National Default REO Services, a Delaware  
Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney in fact and/or  
agent for Federal Home Loans Mortgage Corporation on behalf of the corporation.

Notary Public for  
My commission expires:

