

2009-005462

Klamath County, Oregon



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THIS SPACE R

04/20/2009 03:27:45 PM

Fee: \$26.00

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

1746780

Until a change is requested all tax statements
shall be sent to the following address:

Ralph Hunt Wright Jr
4974 Mathers Street
Klamath Falls, OR 97601

Escrow No. 1746780
Title No. 618950

SPECIAL-LM

1st 1299484

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to Ralph H. Wright Jr, 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 and State of Oregon, to wit:

The Northerly 10 feet of Lot 12 and all of Lots 13, 14, 15 and 16 in Block 27 of West Klamath, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Tax Parcel Number: R496528 and R496537

More Commonly known as: 4974 Mathers Street, Klamath Falls, OR 97601

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:

2008-2009 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 **\$119,500.00**

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.

FW

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

By [Signature]
Its [Signature] *Dave Steinmetz*

STATE OF PA
COUNTY OF Beaver)SS.

This instrument was acknowledged before me this 11 day of March, 2009, by
Dave Steinmetz 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 *Marsha L Hancock*

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marsha L. Hancock, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct 10, 2010
Member, Pennsylvania Association of Notaries