

2009-010162
Klamath County, Oregon



00070115200900101620030036

07/27/2009 03:35:08 PM

Fee: \$31.00



After recording return to:
First American Title
1225 Crater Lake Ave.
Medford OR, 97504

Until a change is requested all tax statements
shall be sent to the following address:
Carol A. Royse
60404 NE Frontage Road
Dodson/cascade Log, OR 97014

File No.: 7161-1353628 (DJ)
Date: July 16, 2009

THIS SPACE

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, Grantor, conveys and specially warrants to **Carol A. Royse**, 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 131, TRACT 1318, GILCHRIST TOWNSITE, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. The **2009-2010** Taxes, a lien not yet payable.
2. 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 **\$72,500.00**. (Here comply with requirements of ORS 93.030)

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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 21 day of July, 2009.

Federal Home Loan Mortgage 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: Kirsten Gilchrist
(print name), authorized signor

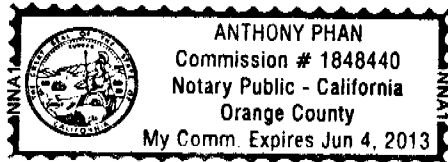
APN: R881563

Statutory Special Warranty Deed
- continued

File No.: 7161-1353628 (DJ)
Date: 07/16/2009

STATE OF California)
)ss.
County of Orange)

This instrument was acknowledged before me on this 21 day of July, 2009
by Kirsten Gilchrist (print name here) as authorized signor 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 of Federal Home Loan Mortgage Corporation, on behalf of the
corporation.



Notary Public for California
My commission expires: June 4, 2013