# 2009-011271 Klamath County, Oregon



08/21/2009 03:15:11 PM

Fee: \$31.00

ALL TRANSACTIONS, PER ORS 205.234
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

RECORDING COVER SHEET

This Space For County Recording Use Only as of 1-1-97 AFTER RECORDING RETURN TO name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238. **५** ४ ७ ७ ४ ५ Service Link 4000 Industrial Blvd Aliquippa, PA 15001 1-800-439-5451 15+ 1429365 1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property.' Special warranty Deec 2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160. Federal Home Loan Mortgage Corporation 3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205 160 Benjamin Piper 4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030. 25000.00 5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260. 1726 Wall Street Klomath Falls OR 97601 6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES,

JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS

INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR

(V)

18.325.

#### THIS SPACE RESERVED FOR RECORDER'S USE

Return to:	
Chicago Title	
Chicago Title ServiceLink Division	
4000 Industrial Blvd	
Aliquippa, PA 15001	
Until a change is requested all tax statem shall be sent to the following address:	ents
Benjamin Piper	
1726 Wall Street	
Klamath Falls, OR 97601	
Grantur address: Sooo Pla	40- 14 75010
Escrow No. 1986784	
Title No. 659313	
Grantie aboress: sunea	s broberts

### SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to Benjamin Piper, a signal man, 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:

Lot3, Block 57, second Hot Springs Addition to Klamath Falls, According to the official Plat Thereof on file in the office of the county clerks of Klamath County Oregon.

Tax/Parcel ID: R-3809-028CC-04900

## More Commonly known as: 1726 Wall 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:

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 \$25,000.00

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.

Page 2 - Special Warranty Deed Ref: MF0057206

\*PÓA recorded 4-20-09 doc# 2009-005461 Kraman County. FEDERAL HOME LOAN MORTGAGE CORPORATION, by Chicago Title Insurance Company, dba ServiceLink, its attorney in fact

Its

Sheri Lyono

STATE OF Pennsylvania

)SS.

COUNTY OF Allegheny

This instrument was acknowledged before me this 17h day of Wgwt, 2009, by
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: 3 30-2015

COMMONWEALTH OF PENNSYLVANIA

#### **NOTARIAL SEAL**

Carla M. Ceravolo, Notary Public Moon Township, Allegheny County My Commission Expires March 30, 2010 Notary Public

Carla M Ceravolo