

2009-011271

Klamath County, Oregon



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08/21/2009 03:15:11 PM

Fee: \$31.00

RECORDING COVER SHEET

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.

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.

Service Link 1986784
4000 Industrial Blvd.
Aliquippa, PA 15001
1-800-439-5451

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."

1st 1429365
Special Warranty Deed

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 Klamath 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, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

THIS SPACE RESERVED FOR RECORDER'S USE

Return to:

Chicago Title

ServiceLink Division

4000 Industrial Blvd

Aliquippa, PA 15001

1986784

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

Benjamin Piper

1726 Wall Street

Klamath Falls, OR 97601

Grantor address: 5000 Plano Pkwy
Carrollton TX 75010

Escrow No. 1986784

Title No. 659313

Grantee address: Same as Property

SPECIAL-EM

SPECIAL WARRANTY DEED

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

Single

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.

*POA recorded 4-20-09
Doc # 2009-005461
Klamath County.

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

By *Sheri Lyons*
Its *VP* *Sheri Lyons*

STATE OF Pennsylvania)
COUNTY OF Allegheny)SS.

This instrument was acknowledged before me this *17th* day of *August*, 2009, by
Sheri Lyons 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 2010*

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Carla M Ceravolo
Notary Public
Carla M Ceravolo