

2009-012485

Klamath County, Oregon



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09/21/2009 02:57:52 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 1982276  
4000 Industrial Blvd.  
Aliquippa, PA 15001  
1-800-439-5451

1st 1426151

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 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.

Robert D Nieman Theresa A Nieman

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.

183 500.00

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.

771 Hogue Drive Klamath 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.

F31

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chicago Title ServiceLink Division  
4000 Industrial Blvd 1982274  
Aliquippa, PA 15001

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

Robert D. Nieman and Theresa A. Nieman  
771 ~~Hogue Drive~~ Hogue Drive  
Klamath, OR 97601

Grantor address: 5000 Plano Pkwy  
Carrollton TX 75007

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 Robert D. Nieman and Theresa A. Nieman, As Tenants by the Entirety 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:

LOT 37 TRACT 1432-QUAIL POINT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OR.

Tax/Parcel ID: R-3809-030BA-09300-000/R892177

More Commonly known as: 771 ~~Hogue Drive~~ Hogue Drive Klamath, 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 \$183,500.00

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

\*POA recorded 4-20-09  
Inst # 2009-006461  
Islamath County

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

By Daniel J Katella

Its Assistant Vice President  
Daniel J Katella

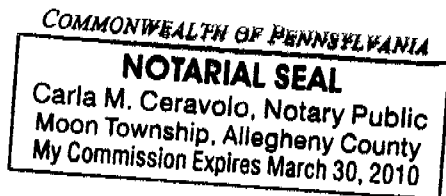
STATE OF Pennsylvania

)SS.

COUNTY OF Allegheny

This instrument was acknowledged before me this 8th day of September, 2009, by  
Daniel J Katella the A 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



Carla M Ceravolo  
Notary Public  
Carla M Ceravolo