

2009-014275

Klamath County, Oregon



00075031200900142750020025

11/05/2009 02:54:03 PM

Fee: \$42.00

THIS SPACE RESERVED FOR
RECORDER'S USE

After recording return to:

ServiceLink

4000 Industrial Blvd

Aliquippa, PA 15001

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

Pamela J. Weaver

812 Lake Ridge Dr.

Klamath Falls, OR 97601

Escrow No. 2009347

Title No. 669971

SPECIAL-EM

1st 1444917

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **Pamela J. Weaver** 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 28 TRACT 1432-QUAIL POINT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax/Parcel ID: R891997

More Commonly known as: 812 Lake Ridge Dr., 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 **\$179,500.00**

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

F42-

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 4/20/2009
under Instrument # 2009-005461
in the County of Klamath

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

By Daniel J. Katella

Its Asst. Vice President
Daniel J. Katella, A.O.P.

STATE OF Pennsylvania)
) SS.
COUNTY OF Allegheny

This instrument was acknowledged before me this 3rd day of November, 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:
11/18/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

[Signature]
Notary Public