

2009-015522

Klamath County, Oregon



00076490200900155220020021

THIS SPA

12/09/2009 03:10:14 PM

Fee: \$42.00

After recording return to:

SERVICE LINK

R 2015352

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

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

Tyler M. Beaver

318 N. 2nd Street

Klamath Falls, OR 97601

Grantee address: 5000 Plano Hwy
Carrollton TX 75010

Escrow No. 2015352

Title No. 671607

Grantee address: Same as Property

SPECIAL-FM

151 1448421

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **Tyler M. Beaver**, 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:

THE SOUTHEASTERLY ONE-HALF OF LOT 10, BLOCK 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER OF LOT 10, BLOCK 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, BEING THE CORNER OF SECOND STREET AND THE ALLEY THROUGH SAID BLOCK 5; THENCE NORTHWESTERLY ALONG THE SOUTHERLY SIDE OF SECOND STREET 55 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SECOND STREET 52 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 55 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING.

Tax/Parcel ID: R474533

More Commonly known as: 318 N. 2nd 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 **\$68,400.00**

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

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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
Inst # 2009-005461
Klamath 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 11th day of Nov, 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
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010