

NTC 8/6/10

2010-000290

Klamath County, Oregon



00077764201000002900020026

01/08/2010 03:27:21 PM

Fee: \$42.00

| |
|--|
| After recording return to: (Name, Address, Zip) |
| Heather Luster |
| 3913 Bartlett Ave |
| Klamath Falls OR 97603 |
| Until requested otherwise, send all tax statements to: |
| (Name, Address, Zip) |
| Same as above |

SPACE ABOVE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED
(Corporate Grantor)

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States by Stewart Lender Services Inc., as its Attorney in Fact, Grantor, conveys and specially warrants to Heather Luster, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein: Being the same premises in which Federal Home Loan Mortgage Corp acquired title by trustees deed recorded December 2, 2009 as fee number 2009-015265 in the Klamath county courthouse situated in Klamath County, Oregon, to-wit:

See Legal Description attached hereto as Exhibit 'A'

Subject to and excepting:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true and actual consideration of this conveyance is \$64,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 4th day of January, 2010.

By: Angela Jackson
Federal Home Loan Mortgage Corporation,
a corporation organized and existing under
the law of the United States, by Stewart Lender
Services Inc., as its Attorney in Fact

By: _____

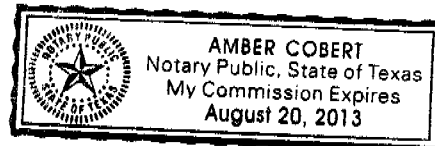
STATE OF ~~Oregon~~ Texas }
County of ~~Klamath~~ Harris } SS.

This instrument was acknowledged before me on this 4th day of January, 2010 by Stewart Lender Services Inc., as Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States.

Before me:

Amber Covert
Notary Public for ~~Oregon~~ Texas
My commission expires:

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.,
as its attorney-in-fact
BY: Angela Jackson



42pmf

Exhibit A
LEGAL DESCRIPTION

Lot 17 in Block 2 of First Addition to Kelene Gardens, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon