MC 86479

2010-005318 Klamath County, Oregon

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05/05/2010 03:23:34 PM

Fee: \$47.00

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.

11011011011(5) ===	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 R 2095338	
4000 Industrial Blvd.	
<u>Aliquippa, PA 15001</u>	
1-800-439-5451	
1. NAME(S) OF THE TRANSACTION(S), described in the attached	l instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted t	by law to be recorded including, but not limited to, any
transfer, encumbrance or release affecting title to or an interest in real property."	~ L /
Special warranty Deed	
O DEPOTE CITY TO A DOUBLE (1) Color and a demonstration of the 2005 425(1)(b)	OF.
2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b)	
GRANTOR, as described in ORS 205.160.	
	20062122
Federal Home Loan mortgage lo	<u>vho100</u> 6100
	b. 4
3. INDIRECT PARTY, name(s) of the person(s) described in ORS	(205.125(1)(a) or
	200 17 == (=)(=)
GRANTEE, as described in ORS 205.160.	A 1
Kyra Bivens	
CONCIDED ATION DAID	and appropriate or contracting to convey fee title to any
4. TRUE AND ACTUAL CONSIDERATION PAID for instrum	ents conveying or contracting to convey fee time to any
real estate and all memoranda of such instruments, reference ORS 93.030.	
123 000 00	
3	1 1
THE STATE OF THE S	EMENTS CHALL RESENT TO THE
5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATE	WINTED BE SERVE TO THE
FOLLOWING ADDRESS for instruments conveying or contracting to con	vey fee title to any real estate, reference ORS 93.260.
2033 Earle St Klamath Falls	08 97601
2022 Earl 51 1014 1011	0.4
	THE RESERVE THE PARTY OF THE PA
6. FULL OR PARTIAL SATISFACTION, IF ANY, OF TH	E LIEN CLAIM CREATED BY THE
ORDER or WARRANT, for instruments to be recorded in County Clerk Lie	n Records, reference ORS 205.125(1)(e).
ORDER OF WARRANT, for instruments to be recorded in County County	······································
7. THE AMOUNT OF THE CIVIL PENALTY OR THE A	MOUNT, INCLUDING PENALTIES.
/. THE AMOUNT OF THE CIVIL TENALT ON THE AM	WARRANT ORDER OR
INTEREST AND OTHER CHARGES, FOR WHICH THE	WARRANT, ORDER OR
JUDGMENT WAS ISSUED, for instruments to be recorded in County Cl	erk Lien Records, reference ORS 205.125(1)(c) and ORS
18.325.	

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:	
ServiceLink (2095338	
4000 Industrial Blvd	
Aliquippa, PA 15001	
Until a change is requested all tax statements shall be sent to the following address:	
Krya Bivens	
2032 Earle St.	
Klamath Falls, OR 97601-2226	
Carollton 7 75010	· · · / · · ·
Escrow No. 2095338	
Title No. 698916	
Orantee address: Same as property	<u> </u>

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to Kyra Bivens 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 Lane and State of Oregon, to wit:

Klamath

Lot 10 in Block 44 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax/Parcel ID: R305734

More Commonly known as: 2032 Earle St., Klamath Falls, OR 97601-2226

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 \$123,000.00

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.

Page 2 - Special Warranty Deed Ref: MF0057206

* POA recorded 9-3-09 1115+ 4 2004-050796 Lane county FEDERAL HOME LOAN MORTGAGE CORPORATION, by Chicago Title Insurance Company, dba ServiceLink, its attorney in fact

Its Assistanting osident

STATE OF Pennsylvania

)SS.

COUNTY OF Allegheny

This instrument was acknowledged before me this // day of // day of // 2010, by Daniel J katella the A VP of Chicago Title Insurance Company, dba Service Link 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: 3-30-500

COMMONWEALTH OF THE WALL

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

Code on Caccinolo