

WTC 86612

2010-009314

Klamath County, Oregon



00088322201000093140010010

08/06/2010 11:20:57 AM

Fee: \$37.00

After recording return to: (Name, Address, Zip)

James O Riggs  
PO Box 1376  
Klamath Falls, OR 97601

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 James O. Riggs, 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 conveyed to Federal Home Loans Mortgage Corporation by Trustee's Deed Recorded on 11/24/2009 in the Klamath County Recorder's office as fee number 2009-015059 situated in Klamath County, Oregon, to-wit:

Unit 10642 (Preddy Avenue), Tract 1365 – FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: FUTURE TAXES, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD

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 \$65,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 2nd day of August, 2010.

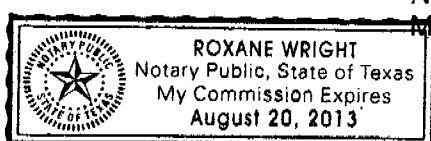
BY: Sharon Primes  
Authorized Signatory for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States, by Stewart Lender Services Inc., as its Attorney in Fact

BY: Sharon Primes

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

This instrument was acknowledged before me on this 2nd day of August, 2010 by Sharon Primes as Authorized Signatory for 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: Roxane Wright  
Notary Public for ~~Oregon~~ TEXAS  
My commission expires:



5/amt