

WTC 87609

2010-009415

Klamath County, Oregon



00088439201000094150020022

THIS SPA

08/09/2010 02:42:25 PM

Fee: \$42.00

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

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

Michael Pendley and Christy Pendley

4758 Harrier Dr.

Klamath Falls, OR 97601-8694

Escrow No. 2165170

Title No. 744425

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to **Michael Pendley and Christy Pendley** 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 1247, Tract 1446, RUNNING Y RESORT, PHASE 6, 3<sup>RD</sup> ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax/Parcel ID: 891376

**More commonly known as: 4758 Harrier Dr., Klamath Falls, OR 97601-8694**

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 **\$139,900.00**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

\*POA\* Harbath County 4-20-2009  
Inst # 2009-005461

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

By Daniel J. Katella  
Its Assistant Vice President

STATE OF Pennsylvania

)SS.

COUNTY OF ~~Allegheny~~ Beaver

This instrument was acknowledged before me this 29 day of June, 2010, 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: 10-19-13

Amanda M. Roe

Notary Public

Amanda M. Roe 10/19/2013  
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Amanda M. Roe, Notary Public  
Hopewell Twp., Beaver County

My Commission Expires Oct. 19, 2013

Pennsylvania Association of Notaries