

UTC 87259

2010-009590

Klamath County, Oregon



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08/12/2010 11:22:46 AM

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.

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 2211246
4000 Industrial Blvd.
Aliquippa, PA 15001
1-800-439-5451

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Special Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

Federal Home Loan Mortgage Corporation

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Clinton Gardner and Eadie Gardner

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

143,200.00

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

7410 Reeder Rd Klamath Falls OR 97603

**6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE
ORDER or WARRANT,** for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

**7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES,
INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR
JUDGMENT WAS ISSUED,** for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS
18.325.

47amt

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SERVICE LINK

R 2211246

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

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

Clinton Gardner and Eadie Gardner

7410 Reeder Rd.

Klamath Falls, OR 97603-9626

Grantor address: 5000 Plano Pkwy
Carrollton TX 75010

Escrow No. 2211246

Title No. 734140

Grantee address: same as property

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **Clinton Gardner and Eadie Gardner** *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:

* Tenants in Common

A portion of the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1396.34 feet, North and 238.71 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being the Northwest corner of that parcel of land conveyed to William T. Hall and Betty J. Hall by deed recorded November 24, 1965 in Book M65, page 4216, Microfilm Records of Klamath County, Oregon; thence West 443.15 feet; thence South 330.19 feet to the South line of the Parcel described in deed recorded November 10, 1969 in Book M69 at page 9420, Microfilm Records of Klamath County, Oregon; thence North 87°09' East 443.60 feet to a point due South of the point of beginning; thence North 308.12 feet to the point of beginning.

TOGETHER WITH an easement for access to the above described property over a strip of land 60.0 feet in width, the center line of which is described as follows:

Beginning at a point which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, and running thence East 903.42 feet to the West right of way of the county road known as Reeder Road.

Tax/Parcel ID: R598678

More commonly known as: 7410 Reeder Rd., Klamath Falls, OR 97603-9626

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 **\$143,200.00**

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 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 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~~ 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
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 19, 2013
Member, Pennsylvania Association of Notaries