

UTC 87827

2010-010260

Klamath County, Oregon



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THIS SPA

08/30/2010 11:29:56 AM

Fee: \$42.00

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALBUQUERQUE, NM 87101

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

TRAVIS MARCOTT AND MELANIE

MARCOTT

8134 MATNEY WAY

KLAMATH FALLS, OR 97603-9734

Escrow No. 2309048

Title No. 771792

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to **TRAVIS MARCOTT AND MELANIE MARCOTT** 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:

**That portion of the E1/2 NW1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of the KID "C" Canal.**

Tax/Parcel ID: 98575

**More commonly known as: 8134 MATNEY WAY, KLAMATH FALLS, OR 97603-9734**

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 **\$87,000.00**

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

42Pm

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\* Klamath County 4/20/2009*  
*Inst # 2009-005461*

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

By

Its

*WP*

STATE OF Pennsylvania

)SS.

COUNTY OF ~~Allegheny~~ *Beaver*

This instrument was acknowledged before me this 25 day of August 2010, by  
Scott Kistner the 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*  
COMMONWEALTH OF PENNSYLVANIA  
Notary Public  
Amanda M. Roe, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Oct. 19, 2013  
Member, Pennsylvania Association of Notaries  
*Amanda M. Roe*  
*EXP: 10/19/2013*