

MTZ 87773

2010-010900

Klamath County, Oregon



00090224201000109000030032

THIS SPA

09/14/2010 11:30:55 AM

Fee: \$47.00

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:

ALAN B. PFEIFFER

517 RICHMOND ST.

KLAMATH FALLS, OR 97601-3270

Escrow No. 2300875

Title No. 767072

SPECIAL-FM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to **ALAN B. PFEIFFER** 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 COUNTY, STATE OF OREGON

Tax/Parcel ID: 479002

**More commonly known as: 517 RICHMOND ST., KLAMATH FALLS, OR 97601-3270**

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:

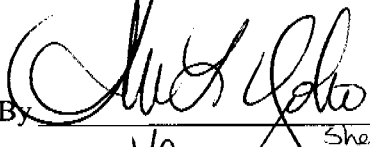
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$10,000.00**

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 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.

479002

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

By   
Its VP Sheri L. Yoho


STATE OF Pennsylvania

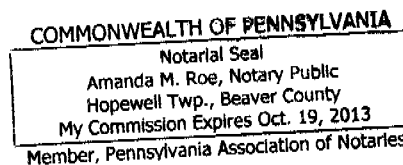
COUNTY OF ~~Allegheny~~ Beaver )SS.

POA recorded 04/20/2009  
Instrument # 2009-005461

This instrument was acknowledged before me this 17 day of August, 2010, by  
Sheri L. Yoho 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

  
Notary Public Amanda M. Roe



Legal Description  
Exhibit "A"

The Westerly 50 feet of Lots 11 and 12 in Block 14 of Industrial 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.

KEY 479002