

WTC 88084

2010-011384

Klamath County, Oregon



00090778201000113840010014

09/27/2010 11:39:23 AM

Fee: \$37.00

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

David O Bales and Judith A Bales

1092 Chukar Ridge Drive

Ontario, OR 97914

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 David O Bales and Judith A. Bales,\*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 6/25/2010 in the Klamath County Recorder's office as fee number 2010-007727 situated in Klamath County, Oregon, to-wit:

\*Tenants by the Entirety

Lot 18, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, 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 90.930, 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 \$238,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 14th day of September, 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

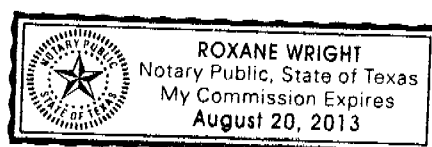
County of ~~Klamath~~ Harris

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} SS.  
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This instrument was acknowledged before me on this 14th day of September, 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: 8/20/13



Grant