

LUTC 88134

2011-000198
Klamath County, Oregon



01/06/2011 03:31:28 PM Fee: \$42.00

After recording return to: (Name, Address, Zip)	
Gary and Joyce Funston	787161
7313 Flag Court	
Klamath Falls, OR 97603	
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 Gary Funston and Joyce Funston, husband and wife, 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 7/20/2010 in the Klamath County Recorder's office as fee number 2010-008678 situated in Klamath County, Oregon, to-wit:

Lot M in Block A, NICHOLS ADDITION to the City of Klamath Falls, according to the supplemental plat of Block 66 and 70, Nichols Addition, 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 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.

The true and actual consideration of this conveyance is \$45,900.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 4th day of January, 2011.

42 PM J

BY: Deidre L. Gurney
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: _____
Deidre L. Gurney

STATE OF Oregon FL }
County of Klamath } SS.
Hillsborough }

This instrument was acknowledged before me on this 14 day of January, 2011 by
Deidre L. Gurney 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:

Kristen Powell
Notary Public for ~~Oregon~~ Florida Kristen Powell
My commission expires:



KRISTEN POWELL
MY COMMISSION # DD 705354
EXPIRES: November 11, 2011
Bonded Thru Budget Notary Services



KRISTEN POWELL
MY COMMISSION # DD 705354
EXPIRES: November 11, 2011
Bonded Thru Budget Notary Services