

2011-000480

Klamath County, Oregon



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THIS SPAC

01/13/2011 11:37:46 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:

Michael Hilmer and Melodie Hilmer

42122 LAKEWOODS DR

KLAMATH FALLS OR 97601

Escrow No. 2371053

Title No. 797496

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **Michael Hilmer and Melodie Hilmer**, 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 6 in Block 3 in Tract No. 1051, LAKEWOODS, UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax ID#: R71718

More Commonly known as: 42122 LAKEWOODS DR KLAMATH FALLS OR 97601

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 **\$246,750.00**

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

42pmf

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.

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

By *[Signature]*
Its VP *Sheri L. Yoho*

STATE OF Pennsylvania

)SS.

COUNTY OF ~~Allegheny~~ Beaver

POA recorded 04/20/2009

2009-005461

This instrument was acknowledged before me this 21 day of Sept, 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

Amanda M. Roe
Notary Public *Amanda M. Roe*

