

WTC 90051

2011-004501

Klamath County, Oregon



00100060201100045010020022

04/07/2011 03:20:51 PM

Fee: \$42.00

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

Dolph & Sherry Bowlby  
5083 Falcon Drive  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:  
(Name, Address, Zip)

Same as above

716194

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 Dolph P. Bowlby and Sherry G. Bowlby, 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 1/12/2010 in the Klamath County Recorder's office as fee number 2010-000383 situated in ~~Jefferson~~ Klamath County, Oregon, to-wit:

**Lot 291, RUNNING Y RESORT, PHASE 4, 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 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 \$55,000.00. (Here, comply with the requirements of ORS 93.030.)

42Dmt

Dated this 29<sup>th</sup> day of March, 2011.

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 Florida }  
County of Hillsborough } SS.

This instrument was acknowledged before me on this 30<sup>th</sup> day of March, 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:

Christina Launey  
Notary Public for Florida  
My commission expires:

