

WTC 89943

2011-004982

Klamath County, Oregon



00100640201100049820020023

04/19/2011 03:16:23 PM

Fee: \$42.00

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

Mark Winters

118 Hillside Ave.

Klamath Falls, OR 97601

PO Box 8123
Klamath Falls, OR 97602

Until requested otherwise, send all tax statements to:

(Name, Address, Zip)

Same as above

861009

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 Mark S. Winters, 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 3/7/2011 in the Klamath County Recorder's office as fee number 2011-003261 situated in Klamath County, Oregon, to-wit:

Lot 3, Block 16, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SAVE AND EXCEPT that portion deeded to the State of Oregon, by and through its State Highway Commission, recorded May 26, 1971 in Book M-71, page 4919, Microfilm Records 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 \$46,400.00. (Here, comply with the requirements of ORS 93.030.)

42Pmt

Dated this 15th day of April, 2011.

BY: [Signature]
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: Bryan Packer

STATE OF

FL

County of

Hillsborough

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} SS.
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This instrument was acknowledged before me on this 15th day of April, 2011 by
Bryan Packer 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:

[Signature]
Notary Public for
My commission expires.

