

2011-005776

Klamath County, Oregon



00101592201100057760020024

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALBUQUERQUE, NM 87101

05/10/2011 03:11:39 PM

Fee: \$42.00

Until a change is requested all tax statements shall be sent to the following address:

NICHOLAS R. SIGMUND

4765 DRIFTWOOD DR

KLAMATH FALLS, OR 97603

Escrow No. 2527345

Title No. 835880

**SPECIAL WARRANTY DEED**

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey NICHOLAS R. SIGMUND, 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 5 in Block 6 OF TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TAXID#R570046**

**More Commonly known as: 4765 DRIFTWOOD DR, KLAMATH FALLS, OR 97603**

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 **\$176,000.00**

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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

42Am

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

By 

Its Christopher Daniel AVP  
POA recorded 04/20/2009  
2009-005461

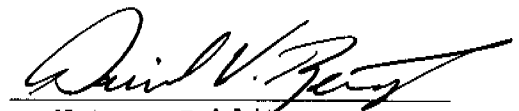
STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 4 day of APRIL, 2011, by  
Christopher Daniel the AVP 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: DEC 14, 2014

  
Notary Public  
**DAVID V. REVAY**

