

UTC 88931

2011-007073

Klamath County, Oregon



00103137201100070730030039

06/09/2011 03:22:33 PM

Fee: \$47.00

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

This Space For County Recording Use Only as of 1-1-97

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Service Link R 2473881
4000 Industrial Blvd.
Aliquippa, PA 15001
1-800-439-5451

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Special Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or

GRANTOR, as described in ORS 205.160.

Federal Home Loan Mortgage Corporation

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or

GRANTEE, as described in ORS 205.160.

Christopher W Beland

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

108 000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

3515 Hope St Klamath Falls OR 97603

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR

JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

47amt

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SERVICE LINK R 2473881

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

Grantor: 5000 Plano Pkwy Carrollton TX

Until a change is requested all tax statements

75010

shall be sent to the following address:

Christopher Beland

3515 Hope Street

Klamath Falls, OR 97603

Escrow No. 2473881

Title No. 826887

Grantee: Same as property

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **CHRISTOPHER W BELAND**, 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, Block 3 of CASCADE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax/Parcel ID: 552440

More Commonly known as: 3515 Hope Street, Klamath, 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 ~~\$101,000.00~~ 108,000.00

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.

*POA recorded 4-20-09
inst 2009-005461
Klamath County

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

By 
Its Christopher Daniel AUP

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 29 day of MARCH, 2011, by
Christopher Daniel the AUP 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

NOTARIAL SEAL
DAVID VINCENT REVAY
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Dec 14, 2014