

2011-007171

Klamath County, Oregon

THIS SPAC



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06/13/2011 03:16:54 PM

Fee: \$42.00

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

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

David and BJ Demulder

4240b Co. Rd. 124 530-664-2537

Tulelake, CA 96134

Escrow No. 2437506

Title No. 817720

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SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **C. DAVID DEMULDER AND BETTY JANE OWENS DEMULDER**, 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 19 and that portion of Lot 18 described as follows, to wit: Beginning at a point being the Northwest corner of Lot 19, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West along the North line of Lot 18 of said Block 39, 10 feet; thence in a Southerly direction and at right angles to Huron Street to the South line of said Lot 18; thence 10 feet in an Easterly direction along the South line of said Lot 18 to the Southwest corner of Lot 19; thence Northerly along the West line of Lot 19 to the point of beginning, being 10 feet off the East side of Lot 18, all in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

Tax/Parcel ID: R305271

More Commonly known as: 1965 Huron Street, 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 **\$95,000.00**

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

425mcf

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.

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

By 

Name Christopher Daniel

Its AUP

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

POA recorded 04/20/2009
2009-005461

This instrument was acknowledged before me this 26 day of May, 2011, by
Christopher Daniel the A 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:

4/7/2015

Christina Michelle McCartney
Notary Public

Christina Michelle McCartney

