

UTC 89722

2011-08558
Klamath County, Oregon



00105028201100085580020028

07/22/2011 03:17:58 PM

Fee: \$42.00

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

Brett & Shauna Setterlund
16731 Hwy 66
Keno, OR 97627

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

Same as above

852427

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 Brett Setterlund and Shaunalyn Setterlund, 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 2/1/2011 in the Klamath County Recorder's office as fee number 2011-001211 situated in Klamath County, Oregon, to-wit:

A parcel of land situated in Government Lot 3 and the SE1/4 of the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North line of Government Lot 3 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, at a point thereon distant 330 feet East from the Northwest corner of said Lot 3; thence South 1413.04 feet to the true point of beginning; thence East 299.98 feet to a point; thence South parallel to the West line of said Lot 3, 501.93 feet to the North right of way line of State Highway 66; thence Southwesterly along said North right of way line, 131.85 feet to a point; thence continuing Southwesterly along said North right of way line 197.63 feet to a point at the intersection of a line running North-South from the point of beginning; thence North 621.53 feet to the point of beginning, with bearings based on Minor Partition 20-83 as filed in the Klamath County Engineer's Office.

Subject to and excepting: FUTURE TAXES, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD

Taxes for the fiscal year 2011/2012, a lien not yet payable.

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 \$140,000.00. (Here, comply with the requirements of ORS 93.030.)

42Dmt

Dated this 21st day of July, 2011.

[Signature]

Authorized Signatory for Federal Home Loan
Mortgage Corporation, a corporation organized
and existing under the law of the United States,
by **Bryan Packer** Authorized
Signatory for Stewart Lender Services Inc., as
its Attorney in Fact

STATE OF Florida }
County of Hillsborough } SS.
}

This instrument was acknowledged before me on this 21st day of July, 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:

