

UTC 89829

2011-08747

Klamath County, Oregon



00105265201100087470020029

07/28/2011 03:27:14 PM

Fee: \$42.00

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

Ecaterina & Sigismond Kabai

905 Washington Way  
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to:

(Name, Address, Zip)

Same as above

858209

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 Ecaterina Kabai and Sigismond Kabai, 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 6/10/2011 in the Klamath County Recorder's office as fee number 2011-007128 situated in Klamath County, Oregon, to-wit:

**Lot 15, OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 \$76,000.00. (Here, comply with the requirements of ORS 93.030.)

42m

Dated this 25<sup>th</sup> 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 25<sup>th</sup> 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 Florida

My commission expires:

1/31/2013

