

1st Courtesy

2011-009962

Klamath County, Oregon



00106791201100099620030031

08/31/2011 02:10:36 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 2624868  
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."

Specific 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 Corp

**3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.**

Paul J Hutchinson

**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.

58000.00

**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.

701 California Ave Klamath Falls OR 97601

**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.

First American Title Ins. Co. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SERVICE LINK R 2624868

4000 INDUSTRIAL BLVD

ALBUQUERQUE, NM 87101

Grantor: 5000 Piano Ave  
Until a change is requested all tax statements Carrollton TX  
shall be sent to the following address: 75010

PAUL J HUTCHINSON

701 CALIFORNIA AVE

KLAMATH FALLS OR 97601

grantee: Same as property

Escrow No. 2624868

Title No. 859139

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to **PAUL J HUTCHINSON**, a single person, 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:

**The Westerly 120 feet of Lot 11, Block 102, BUENA VISTA 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, more particularly described as follows:**

**Beginning at the Northwest corner of Lot 11 in Block 102, BUENA VISTA ADDITION to Klamath Falls, as shown by the plat thereof on record in Klamath County, Oregon, running thence Easterly along the lot line between Lots 10 and 11, to said Block, 120 feet, running thence South parallel with the East line of said Lot 11 to the South line of said Lot 11, running thence Westerly along the Southerly line of said Lot 11, 120 feet to the Southwest corner of said Lot 11; thence Northerly 60 feet to the place of beginning.**

Map#: 38 09 32BB

**More Commonly known as: 701 CALIFORNIA AVE 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 **\$58,000.00**

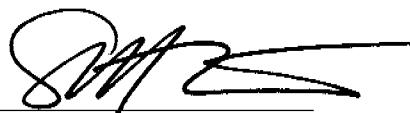
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 # 2009-00546  
Klamath County

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

By

Its



**Scott Kistner**

STATE OF Pennsylvania


)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 27 day of July, 2011, by  
Scott Kistner the 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

  
Notary Public  
Christina Michelle McCartney

