

NOT 90153

2011-010672

Klamath County, Oregon



00107688201100106720020020

09/22/2011 03:29:11 PM

Fee: \$42.00

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

Steve & Pamela Nickeson

236 Talent Ave #413

Talent, OR 97140

Until requested otherwise, send all tax statements to:

(Name, Address, Zip)

Same as above

#868760

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 Steve L. Nickeson and Pamela S Nickeson, 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 3/30/2011 in the Klamath County Recorder's office as fee number 2011-004194 situated in Klamath County, Oregon, to-wit:

A portion of SW1/4 NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, begin more particularly described as follows:

Beginning at an iron pin at which point the Easterly line of SW1/4 NW1/4 of Section 34 intersects the Northerly line of Chocktoot Street; thence Northwesterly along the Northerly line of Chocktoot Street to a point which marks the intersection of the Northerly line of Chocktoot Street and the Southeasterly line of Woodland Avenue; thence Northeasterly along the Southeasterly line of Woodland Avenue to its intersection with the East line of SW1/4 NW1/4 of Section 34; thence South along said East line to point of beginning.

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 \$37,000.00. (Here, comply with the requirements of ORS 93.030.)

42pmf

Dated this 16<sup>th</sup> day of September, 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 FL }  
County of Hillsborough } SS.

This instrument was acknowledged before me on this 16<sup>th</sup> day of September, 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: 3/22/2014

