

WTC 9/10/18

2011-011257
Klamath County, Oregon



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10/10/2011 03:25:51 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 2769151
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."

Special 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.

William Bailey

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.

74,900.00

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.

2647 Wiard St Klamath Falls OR 97603

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.

470110

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SERVICE LINK R 2769151

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

Grantor: 5000 Plano Pkwy Carrollton

Until a change is requested all tax statements TX 75010
shall be sent to the following address:

WILLIAM BAILEY

2647 WIARD STREET

KLAMATH FALLS, OR 97603

Escrow No. 2769151

Title No. 896472

Grantee: Same as property

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **William Bailey, An Unmarried Man**, 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:

A portion of TRACT 35 OF BAILEY TRACTS, 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 a point of the West line of said Tract 35, 3 feet North of the Southwest corner of said Tract 35; thence East along a line parallel with the South line of said Tract 35, a distance of 305.09 feet, more or less, to a point on the East line of said Tract 35; thence North along the East line of said Tract 35 a distance of 64.5 feet to a point; thence West along a line parallel with the South line of said Tract 35 to a point on the West line of said Tract 35; thence South along the West line of said Tract 35 a distance of 64.5 feet to the point of beginning.

TAX ID #: R522866

More Commonly known as: 2647 Wiard Street, Klamath Falls, OR 97603

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 **\$74,900.00**

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.

VPOA recorded 4.20.09
inst 2009-005461
Klamath Falls

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

By Melissa Harvey
Its Melissa Harvey *AVP*

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 2 day of Sept, 2011, by
Melissa Harvey the AVP of Chicago Title Insurance Company, 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: 9-4-13

Mary M. Goddard
Notary Public
Mary M. Goddard
my comm exp: 9-4-13

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries