

2011-012121  
Klamath County, Oregon



THIS SPA

10/28/2011 03:27:17 PM

Fee: \$42.00

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALQUIPPA, PA 15001

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

Robert L Brown and Janet L Brown

2004 Garden Ave, Klamath Falls

Klamath, OR 97601

Escrow No. ORDER #2800068

Title No. HSC #904758

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to **Robert L. Brown and Janet L. Brown**, 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 North 80 feet of Lot 510 in Block 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

tax id # 479299

**More Commonly known as: 2004 GARDEN 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 **\$34,200.00**

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

422m

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.

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

By Melissa Harvey  
Its AVP Melissa Harvey

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 9 day of Sept, 2011, by  
Melissa Harvey the A VP 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:

4/7/2015

Christina Michelle McCartney  
Notary Public

