

WTC 92062

2011-013600

Klamath County, Oregon

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

Anthony J Clark

Beth A. Clark

2076 California Ave.

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Same As Above

ORDER NO. 1033575



00111146201100136000020026

12/08/2011 03:03:56 PM

Fee: \$42.00

# 884666

Space Above Reserved for Recorder's Use

## STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, Grantor, conveys and specially warrants to Anthony J Clark and Beth A. Clark, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

**Lots 1 and 2 and the West 25.00 feet, measured at right angles of Lot 3 in Block 121, 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.**

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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.

The true and actual consideration for this conveyance is \$156,000.00. (Here, comply with the requirements of ORS 93.030.)

4/2/2012

Dated this 6<sup>th</sup> day of December, 2011

*[Signature]*

Authorized Signatory for Federal Home Loans 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

ss.

County of Hillsborough

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2011 by Federal Home Loan Mortgage Corporation.

**Bryan Packer**

Before me:

*[Signature]*

Notary Public for .

My commission expires: \_\_\_\_\_

