

WTC 90923

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

Craig B Ditman

Barbara J Ditman

820 Hillside Ave  
KFO, 97601

Until requested otherwise, send all tax statements to:

Same As Above

ORDER NO. 1023082

2011-013800

Klamath County, Oregon



00111374201100138000020025

12/14/2011 03:20:40 PM

Fee: \$42.00

#896238

Space Above Reserved for Recorder's Use

## STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, Grantor, conveys and specially warrants to Craig B Ditman and Barbara J Ditman, 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:

\*as tenants by the entirety *AD*

The E1/2 of Lots 1 and 2 of Block 6 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING a parcel described as follows:

Beginning at the Northeast corner of Lot 1, Block 6, Altamont Acres; thence West 80.45 feet; thence South 214.7 feet to the South line of Lot 2; thence East 80.45 feet to the Southeast corner of said Lot 2; thence North 214.7 feet to the point of beginning, being the Easterly 80.45 feet of said Lots 1 and 2.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded July 25, 2001 in Volume M01, page 36690, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Hilyard Avenue.

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 \$87,500.00. (Here, comply with the requirements of ORS 93.030.)

File No.: 1023082

Special Warranty Deed FHLNC NW

4/2/11

Dated this 9<sup>th</sup> day of December, 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

ss.

County of Hillsborough

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2011 by Bryan Packer as Authorized Signatory for Stewart Lenders 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 \_\_\_\_\_  
My commission expires: [Signature]

