

UTC 90731

2011-013869  
Klamath County, Oregon



THIS SPACE

12/16/2011 11:09:35 AM

Fee: \$42.00

After recording return to:  
SERVICE LINK  
4000 INDUSTRIAL BLVD  
ALIQUIPPA, PA 15001

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

Genevieve Riendeau  
1972 Portland St  
Klamath Falls, OR 97601

Escrow No. 2746346  
Title No. 890326

SPECIAL-EM

**SPECIAL WARRANTY DEED**

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to **Genevieve Riendeau**, 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:

That portion of Lots 1 and 2 in Block 37 of HOT SPRINGS 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, more particularly described as follows:

Beginning at the Northwesterly corner of Lot 1 in said Block 37 (being the most Westerly corner of said Lot) running thence southeasterly along the Northerly line of alley through said Block 37, 100 feet; thence Northeasterly at right angles to said North line of said alley 50 feet; thence Northwesterly parallel with the North line of said alley 100 feet to the Southerly line of Portland Street; thence Southwesterly along the Southerly line of Portland Street 50 feet to the point of beginning.

Tax/Parcel ID: R217483

**More commonly known as: 1972 Portland St 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 ~~\$100,000.00~~ <sup>LC</sup> \$101,000.00

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

42pmf

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.

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

By: Melissa Harvey

Name: Melissa Harvey

Title: AUP

\* POA Recorded 4/20/09 2009-005461

STATE OF Pennsylvania )  
COUNTY OF BEAVER )SS.

This instrument was acknowledged before me this 29 day of Sept, 2011, by Melissa Harvey the A VP of Chicago Title Insurance Company, 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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Christina Michelle McCartney, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires April 7, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES