

WTC 91961

2012-000412

Klamath County, Oregon



00112573201200004120020020

01/18/2012 11:19:45 AM

Fee: \$42.00

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

Justin A. Clark
7229 Ruth Drive, Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Justin A. Clark
2215 James Martin Court, Klamath Falls, OR 97601

ORDER NO. 1032690

#925749

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States by Stewart Lender Services, Inc., as Attorney in Fact, Grantor, conveys and specially warrants to Justin A. Clark, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein. Being the same premises conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed Recorded on 10/31/11 in the Klamath County Recorder's office as fee number 2011-012209 situated in Klamath County, State of Oregon, to wit:

Lot 15 of SAGE MEADOWS TRACT 1288, 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 \$142,500.00. (Here, comply with the requirements of ORS 93.030.)

424Hmt

Dated this 12 day of January, 2012

[Signature]
Authorized Signature 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

County of Hillsborough

ss.

This instrument was acknowledged before me this 12 day of JANUARY, 2012 by
Bryan Packer as Authorized Signatory for Stewart Lender 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:

