

WTC 91548

2012-001659
Klamath County, Oregon



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THIS SPAC

02/14/2012 03:09:23 PM

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:

Grantee(s):

CHRIS GATZ

PENNY GATZ

2501 VINE STREET

KLAMATH FALLS, OR 97601

Escrow No. 2836240

Title No. 916568

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s), whose mailing address is: 5000 Plano Pkwy, Carrollton, TX 75010 hereby grant, bargain, sell, warrant and convey to CHRIS GATZ AND PENNY GATZ, 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:

Lot 448 in Block 126 of 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/Parcel ID: R482310

More Commonly known as: 2501 VINE STREET, 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 **\$37,000.00**

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 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

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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

Its AVP

* POA Recorded 4/20/09 2009-005461

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 7 day of Feb, 2012, by Melissa Harvey the AVP of Chicago Title Insurance Company, dba ServiceLink 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:

9-4-13

Mary M. Goddard
Notary Public

