

107291850

2012-002233

Klamath County, Oregon



00114692201200022330030037

03/01/2012 03:16:35 PM

Fee: \$47.00

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):**

John R. Moore, South Valley Bank IRA as Custodian

PO BOX 1784

MEDFORD, OR 97501

Escrow No. 2859061

Title No. 923419

(2)

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s), whose mailing address is: **5000 Plano Pkwy, Carrollton, TX 75010** hereby conveys and specially warrants to **John R. Moore**, South Valley Bank IRA as Custodian Grantee(s) and grantee's heirs, successors and assigns the following described real property, free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain Trust Deed recorded February 05, 2007, Fee No. 2007-001950, Klamath County, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

A tract of land situated in Tracts 36 and 37 of Merrill Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, In Section 2, Township 41 South, Range of 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located West 1320 feet, North 0°25' West 620 feet and West 367.5 feet to an iron pin; thence South 0°25' East a distance of 117.5 feet to an iron pin; thence East a distance of 115.75 feet to an iron pin; thence North 0°25' West a distance of 117.5 feet, more or less, to the point of beginning.

Tax/Parcel ID: 122218

**More Commonly known as: 234 Grant Street, Merrill, OR 97633**

A Power of Attorney relating to the above described property was recorded on 04/20/2009 at Document Number: #2009-005461.

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 \$83,000.00

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

422m

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.

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

By Melissa Harvey  
Name Melissa Harvey

Its AUP

STATE OF Pennsylvania

COUNTY OF Beaver

)SS.

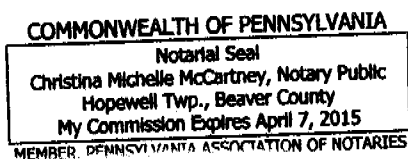
POA recorded 4/20/2009  
2009-005461

This instrument was acknowledged before me this 16 day of Feb, 2012, by  
Melissa Harvey the A VP of Chicago Title Insurance Company, 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:

4/7/2015

Christina Michelle McCartney  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Tracts 36 and 37 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located West 1320 feet, North 0° 25' West 620 feet and West 367.5 feet from the Southeast corner of said Section 2; thence West a distance of 115.75 feet to an iron pin; thence South 0° 25' East a distance of 117.5 feet to an iron pin; thence East a distance of 115.75 feet to an iron pin; thence North 0° 25' West a distance of 117.5 feet, more or less, to the point of beginning.