WC 93118

After recording return to: (Name, Address, Zip)
Jesse J. Withers

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

GRANTOR:

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

**GRANTEE:** 

Jesse J. Withers 4815 Frieda Ave., Klamath Falls, OR 97603

ORDER NO.

01049-2602

st 924309

2012-002706 Klamath County, Oregon



03/13/2012 11:40:50 AM

Fee: \$42.00

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 Jesse J. Withers, 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 11/2/11 in the Klamath County Recorder's office as fee number 2011-012328 situated in Klamath County, State of Oregon, to wit:

Lot 89 of LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

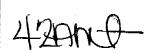
Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 PEANNING 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 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 \$28,500.00. (Here, comply with the requirements of ORS 93.030.)

File No.: 01049-2602 Special Warranty Deed FHLMC NW

Page 1 of 2



$a^{i\lambda}$
Dated this day of March, 2012
19th
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 Hills bencugh ss.
This instrument was acknowledged before me this day of
Attorney in Fact for Federal Home Loan Mortgage Corporation, a porporation organized and existing
under the law of the United States.
Before me: ####
Notary Public for
My commission expires:
Commission Commission Commission
#UD 968236