

WTC 92983

2012-003947

Klamath County, Oregon



00116730201200039470020023

04/16/2012 11:15:56 AM

Fee: \$42.00

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

Moss Rentals LLC

POB Box 377, Klamath Falls, OR 97601

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

**GRANTOR:**

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

**GRANTEE:**

Moss Rentals LLC

POB Box 377, Klamath Falls, OR 97601

ORDER NO.

01049-2421

#960483

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 Moss Rentals LLC, 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 2/23/12 in the Klamath County Recorder's office as fee number Book: 2012 Page: 001982 situated in Klamath County, State of Oregon, to wit:

**The South 80 feet of Lot 388, Block 113, MILLS 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.**

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 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 \$30,000.00. (Here, comply with the requirements of ORS 93.030.)

42pmf

Dated this 9th day of April, 2012

Erika Hernandez

Authorized Signatory for Federal Home Loan  
Mortgage Corporation, a corporation organized  
and existing under the law of the United States,  
by Erika Hernandez Authorized  
Signatory for Stewart Lender Services, Inc., as  
its Attorney in Fact

State of TX  
County of Harris

ss.

This instrument was acknowledged before me this 9th day of April 2012 by  
Erika Hernandez 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: Roxane Wright Roxane Wright  
Notary Public for Texas  
My commission expires: 8/20/13

