

WTC 92451

2012-004709

Klamath County, Oregon



00117654201200047090030033

05/04/2012 11:33:24 AM

Fee: \$47.00

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

Richard M. Cooke  
Mary L. Cooke  
1104 Crescent Ave., 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:**

Richard M. Cooke and Mary L. Cooke  
1104 Crescent Ave., Klamath Falls, OR 97601

ORDER NO: 01049-1452

#94227

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 Richard M. Cooke and Mary L. Cooke, 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 1/31/12 in the Klamath County Recorder's office as fee number 2012-001086 situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

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 \$62,900.00. (Here, comply with the requirements of ORS 93.030.)

470000

Dated this 1<sup>st</sup> day of May, 2012

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

State of

ss.

County of

This instrument was acknowledged before me this 1<sup>st</sup> day of May, 2012 by  
Christy Stanley 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:

Brenda Lea Bergez  
Notary Public for  
My commission expires:



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

LOTS 15, 16 and 17, Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lot 15 conveyed to L.N. Haines, et ux by Volume 89 at page 61, Deed Records of Klamath County, Oregon, to wit:

All that part of Lot 15, Block 12 of HOT SPRINGS ADDITION to Klamath Falls, Oregon described as follows: Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88° and 19' East 11.27 feet to the point of beginning; thence South 2° 17' East 45.8 feet; thence South 19° 58' West, 10.3 feet; thence South 2° 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet east along the Northerly line of Alameda Avenue from the Southwest corner of the said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of said Lot 15, 24.89 feet to the point of beginning.