

2012-004715

Klamath County, Oregon

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05/04/2012 11:36:24 AM

Fee: \$42.00

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALBUQUERQUE, NM 87101

Until a change is requested all tax statements shall be sent to the following address:

Grantee(s):

Elizabeth A Matchette

8971 SPLIT RAIL RD

LA PINE, OR 97739

Escrow No. 2933845

Title No. 950201

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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 **Elizabeth A Matchette** 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 06/29/2005, Book No.: M05 Page no.: 49059, 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 the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the South quarter corner of said Section 27; thence North 89°46'39" East 662.79 feet thence North 00°17'12" West 1646 feet to the true point of beginning; thence North 00°17'12" West 329.70 feet; thence East 660.39 feet; thence South 00°21'34" East 329.1 feet; thence West 660.79 feet to the true point of beginning.

Account No.: 2310-02700-01000-000

More Commonly known as: 8971 SPLIT RAIL RD LA PINE OR 97739

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 **\$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

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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 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
Its AUP Melissa Harvey

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 24 day of April, 2012, by Melissa Harvey the AUP 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:

4/7/2015

Christina Michelle McCartney
Notary Public

