

2012-004944  
Klamath County, Oregon



00117939201200049440020026

After recording return to:

SERVICE LINK  
4000 INDUSTRIAL BLVD  
ALBUQUERQUE, NM 87101

05/11/2012 12:22:50 PM

Fee: \$42.00

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

**Grantee(s):**

John Main  
1517 Red Bud Dr  
Klamath Falls OR 97601

Escrow No. 2912786  
Title No. 943087

### 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 Main 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 April 11, 2008, Instrument No. 2011-009150, Klamath County, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

**Lot 51 of TRACT 1416-The Woodlands-Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Tax/Parcel ID: 3808-036DC-00900-000**

**More Commonly known as: 1517 Red Bud Dr. Klamath Falls OR 97601**

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 **\$150,000.00**

42AWJ

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 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   
Its AUP Christopher Daniel

STATE OF Pennsylvania )  
COUNTY OF Beaver )SS.

This instrument was acknowledged before me this 5 day of April, 2012, by  
Christopher Daniel 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

  
Notary Public

