

HTC 92267

2012-007261

Klamath County, Oregon



00120640201200072610020026

THIS SPACE

07/02/2012 03:09:15 PM

Fee: \$42.00

After recording return to:

SERVICE LINK R2890204

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

Grantor: 5000 Plano Pkwy Carrollton TX

Until a change is requested all tax statements shall be sent to the following address: 75010

Grantee(s):

Joshua L. DeLawyer and Anna L. Gonzales

5164 Ankeny Street

Klamath Falls, OR 97603

grantee: same as property

Escrow No. 2382349-2890204

Title No. 800359 933 707

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s), whose mailing address is: **5000 Plano Pkwy, Carrollton, TX 75010** hereby grant, bargain, sell, warrant and convey to **Joshua L. DeLawyer and Anna L. Gonzales, Grantee(s)** and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lot 51, Block 3, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax/Parcel ID: 3909-014DB-02100-000

More Commonly known as: 5164 Ankeny Street Klamath Falls, Oregon 97603

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 **\$126,000.00**


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 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

452phuf

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.

POA recorded 4.20.09
doc # 2009.005461
Klamath County

FEDERAL HOME LOAN MORTGAGE CORPORATION,
by Chicago Title Insurance Company, its attorney in fact

By 

Name Christopher Daniel


Its AUP

STATE OF Pennsylvania)SS.
COUNTY OF Beaver

This instrument was acknowledged before me this 8 day of May, 2012, by Christopher Daniel the A VP 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
Christina Michelle McCartney

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015

MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES