

WTC 93055

2012-008421

Klamath County, Oregon



00122065201200084210020027

THIS SPACE

08/01/2012 03:15:49 PM

Fee: \$42.00

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

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

**Grantee(s):**

Gaston, Jordan & Rush

4441 Denver Ave

Klamath Falls, OR 97603-7440

Escrow No. 2961864

Title No. 962619

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 **LAURA M GASTON, MICHELE A. JORDAN & KEVIN D. RUSH**, 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:

**Parcel 3 of Land Partition 23-95 situated in the SW1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying with the right of way of Denver Avenue.**

Tax/Parcel ID: 3909-011BC-00602-000

**More commonly known as: 4441 DENVER AVE, KLAMATH FALLS, OR 97603-7440**

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 **\$57,200.00**

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

422nd

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  
Name Melissa Harvey  
Its VP

STATE OF Pennsylvania )  
COUNTY OF Beaver )SS.

This instrument was acknowledged before me this 29 day of May, 2012, by Melissa Harvey the 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: 9-4-13

Mary M. Goddard  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary M. Goddard, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 4, 2013  
Member, Pennsylvania Association of Notaries