

MT 93178

2012-009179

Klamath County, Oregon



00122998201200091790040046

THIS SPACE

08/20/2012 11:49:51 AM

Fee: \$52.00

After recording return to:

SERVICE LINK

R 2968595

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

Grantor: 5000 Plano Pkwy Carrollton

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

TX 75010

Grantee(s):

Jeffrey N Young and Teresa A Young

50205 HWY 62

Chiloquin, OR 97624

Grantee: Same as property

Escrow No. 2968595

Title No. 966284

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 Jeffrey N Young and Teresa A Young, 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:

SEE EXHIBIT "A"

Account No.: 3307-V2600-00900-000

**More Commonly known as: 50205 HWY 62 Chiloquin OR 97624**

A Power of Attorney relating to the above described property was recorded on 4/20/2009 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.

\$ 334,000.00

The true and actual consideration for this conveyance is ~~\$350,000.00~~

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 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

524mjt

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 # 2009-065461  
Klamath County

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

By Melissa Harvey  
Name Melissa Harvey

Its AUP

STATE OF Pennsylvania

)SS.

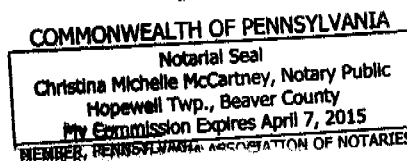
COUNTY OF Beaver

This instrument was acknowledged before me this 18 day of April, 2012, by  
Melissa Harvey 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

Christina Michelle McCartney  
Notary Public



Christina Michelle  
McCartney

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

**PARCEL 1**

A tract of land in the NW1/4 of the SW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly boundary of the right of way of The Dalles-California Highway, according to the survey and establishment of said highway as made in 1932, said right of way being 100 feet in width, said point being located 50 feet Easterly and opposite to Engineer's Survey Station 1880 + 11.3, said point being further located South 53° 38' East a distance of 1108.5 feet from the West quarter corner of said Section 26, said point being further located a distance of 52 feet Southerly from the South water line of the Fort Creek Irrigation Canal and said point being further located at the intersection of the Easterly line of the said Dalles-California Highway right of way with the Southerly line of the proposed right of way of the rock quarry hauling road provided through said legal subdivision for the purposes of construction of surfacing for said highway; thence South 19° 43' East for 200 feet along the said Easterly boundary of The Dalles-California Highway right of way; thence North 70° 17' East for 200 feet at right angles to the last described course; thence North 19° 43' West for 247.6 feet to a point on the Southerly boundary of the right of way of the aforesaid rock quarry hauling road; thence South 56° 54' West for 205.6 feet along said rock quarry hauling road boundary to the point of beginning.

EXCEPT THEREFROM that portion lying Westerly of a line parallel with and 80 feet Easterly of the center line of the Crater Lake Highway.

**PARCEL 2**

A tract of land being a portion of Parcel 2 of "Minor Land Partition 39-90", Situated in the NW1/4 SW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, said point being on the Northeasterly right of way line of State Highway 62, from which the West 1/4 corner of said Section 26 bears North 51° 51' 28" West 1196.49 feet; thence North 19° 26' 26" West, along said line 207.0 feet to the center of Fort Creek; thence, along the center of Fort Creek, North 57° 47' East 37.0 feet, North 37° 05' East 19.0 feet and North 45° 40' East 35.0 feet; thence, leaving the center of Fort Creek, South 50° 33' East 225.1 feet, more or less, to a point on the South line of said Parcel 2; thence South 57° 10' 20" West 205.59 feet to the point of beginning, with bearings based on record of survey 5389 on file at the office of the Klamath County Surveyor, being property line adjustment 47-99.

LESS AND EXCEPTING a parcel of land lying in the NW1/4 SW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that Warranty Deed to L. Frank and Lillie L. Goodson, recorded February 18, 2000 in Book M00, page 5258, Microfilm Records of Klamath County, Oregon; the said parcel being that portion of said property included in a strip of land 60.00 feet in width, lying Easterly of the center line of the relocated Crater Lake Highway which center line is described as follows:

(Parcel 2 Continued)

Beginning at Engineer's center line Station 1868+27.27, said station being 16.64 feet South and 47.15 feet West of the most Southerly corner of Parcel 3, Minor Land Partition 39-90, Klamath County; thence North  $19^{\circ}26'26''$  West 1,606.23 feet; thence on a 1,432.40 feet radius curve right (the long chord bears North  $08^{\circ}41'38''$  West 534.20 feet) 537.34 feet to Engineer's center line Station 1889+70.84 Back equals 1889+75.60 ahead; thence North  $02^{\circ}03'11''$  East 731.96 feet to Engineer's Station 1897+07.56 on said center line.

Bearings are based upon the Westerly line of Parcel 3, Minor Land Partition 39-90, Klamath County.