

NOT 94030

2012-009742

Klamath County, Oregon

T



00123702201200097420020022

09/04/2012 03:17:02 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):

Michael R. Lubick

18012 Freight Road Lane

Klamath Falls, OR 97601

Escrow No. 3014391

Title No. 987470

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 **Michael R. Lubick**, 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 October 3, 2006, Volume 2006, Page 019925, Klamath County, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lot 16 in Block 26 of FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax/Parcel ID: 3907-035A0-01100-000

More Commonly known as: 18012 Freight Road Lane 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.

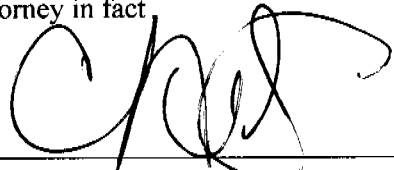
The true and actual consideration for this conveyance is **\$80,500.00**

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

4212wef

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 AVP Cherri Springer

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

This instrument was acknowledged before me this 31 day of July, 2012, by Cherri Springer the AVP 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

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