

WTC 930087

After recording return to: (Name, Address, Zip)

Robert Wirtz

Ana Cruz

11268 S Sprague River R, Chiloquin, OR 97624

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Federal Home Loan Mortgage Corporation

5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Robert Wirtz and Ana Cruz

11268 S Sprague River R, Chiloquin, OR 97624

ORDER NO.

01049-3622

#980067

2012-011140

Klamath County, Oregon

10/08/2012 01:21:52 PM

Fee: \$42.00

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States by Stewart Lender Services, Inc., as Attorney in Fact, Grantor, conveys and specially warrants to Robert Wirtz and Ana Cruz, as husband and wife, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein. Being the same premises conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed Recorded on 5/3/12 in the Klamath County Recorder's office as fee number 2012-004682 situated in Klamath County, State of Oregon, to wit:

E1/2 of the E1/2 of the SE1/4 of the SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of Sprague River.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.
Taxes for the fiscal year 2012/2013, a lien not yet payable.

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.

The true and actual consideration for this conveyance is \$127,000.00. (Here, comply with the requirements of ORS 93.030.)

42pmt

File No.: 01049-3622

Special Warranty Deed FHLMC NW

Dated this 1 day of October, 2012

[Signature]
Authorized Signature for Federal Home Loan
Mortgage Corporation, a corporation organized
and existing under the law of the United States,
by Bryan Packer Authorized
Signatory for Stewart Lender Services, Inc., as
its Attorney in Fact

State of FL

County of Hillsborough

ss.

This instrument was acknowledged before me this 1 day of October, 2012 by
Bryan Packer as Authorized Signatory for Stewart Lender Services, Inc., as
Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing
under the law of the United States.

Before me: [Signature]

Notary Public for

My commission expires:

