

2012-014334

Klamath County, Oregon

12/26/2012 03:46:12 PM

Fee: \$42.00

THIS SPACE RESER

MTC 94431

After recording return to:

SERVICE LINK R 30 27535

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

Grantor: 5000 Plano Pkwy Carrollton TX 75010

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

Grantee(s):

Richard R Hamilton and Sandra S Hamilton

130 Hawthorne St

Klamath Falls, OR 97601

Escrow No. 3027535

Title No. 995647

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 Richard R Hamilton and Sandra S Hamilton , husband and wife, 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 7/17/2001 in Volume M01,Page 34940, Klamath County, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lots 1 and 2, Block 7, NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING the Southerly 10 feet thereof.

Tax/Parcel ID: 3809-029BB-01200-000

More Commonly known as: 130 Hawthorne St 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 \$41,000.00

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

42 AMT

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.

POA recorded 4.20.09
Doc # 2009-005461

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

By [Signature]
Its AVP
Cherri Springer

STATE OF Pennsylvania)
)SS.
COUNTY OF Beaver

This instrument was acknowledged before me this 20 day of Dec, 2012, by Cherri Springer the AVP of Chicago Title Insurance Company, 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

[Signature]
Notary Public
Mary M Goddard

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