

mtc 45806

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

Timothy A. Cantwell

3113 Summers Lane, Klamath Falls, OR 97603

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

GRANTOR:

Federal Home Loan Mortgage Corporation

5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Timothy A. Cantwell

1604 Oak #12, Klamath Falls, OR 97601

ORDER NO. 01049-6993

#980069

2013-000634

Klamath County, Oregon

01/17/2013 11:07:31 AM

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 Timothy A. Cantwell, 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 5/7/12 in the Klamath County Recorder's office as fee number 2012-004781 situated in Klamath County, State of Oregon, to wit:

Beginning at a point 414.33 feet South of the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West line of said Section 11; thence South 89°48' East 262.5 feet; thence South parallel with said West section line 82.95 feet; thence North 89°48' West 262.5 feet to the West line of said Section 11; thence North on said West section line 82.95 feet to the point of beginning, SAVING AND EXCEPTING, however, that portion lying within that certain roadway known as Summers Lane.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 \$88,500.00. (Here, comply with the requirements of ORS 93.030.)

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.,
as its attorney-in-fact
BY: [Signature] 1/15/13

Bryan Packer

File No.: 01049-6993
Special Warranty Deed FHLMO NW

Page 1 of 2

42 Amt

Dated this ^{10th} day of January, 2013

URMO

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

State of FL

ss.

County of Hillsborough

This instrument was acknowledged before me this 10th day of JANUARY, 2013 by
Robin M Dwyer 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:

