

2013-000699

Klamath County, Oregon

01/18/2013 02:15:01 PM

Fee: \$47.00

Q
MTC 95340
After recording return to: (Name, Address, Zip)
Jessica Thomas
525 N 9th St., Klamath Falls, OR 97601

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

GRANTOR:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Jessica Thomas
525 N 9th St., Klamath Falls, OR 97601

ORDER NO. 01049-6358

#1014429

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 Jessica Thomas, 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 10/3/12 in the Klamath County Recorder's office as fee number 2012-010975 situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

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 \$37,000.00. (Here, comply with the requirements of ORS 93.030.)

47 AMT

Dated this 17 day of January, 2013

Amanda L. Jonas

Authorized Signatory for Federal Home Loan
Mortgage Corporation, a corporation organized
and existing under the law of the United States,
by Amanda L. Jonas 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 17 day of January, 2013 by
Amanda L. Jonas 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:

Sandra J. Deshong
Notary Public for
My commission expires:

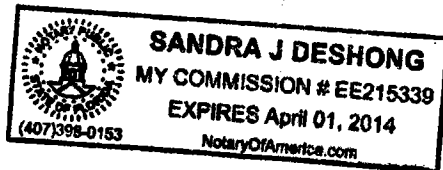


EXHIBIT "A"
LEGAL DESCRIPTION

The Southerly half of Lot 5 in Block 56 of NICHOLS ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Ninth Street Southerly along said Easterly line 60 feet from the intersection of said Easterly line with the Southerly line of Lincoln Street (formerly Washington Street) said intersection being the corner of Lincoln and Ninth Streets; thence Easterly and parallel with Lincoln Street 65 feet more or less, to the Easterly line of said Lot 5, thence Southerly and parallel with Ninth Street 60 feet to the Southerly line of said Lot 5; thence Westerly along said Southerly line 65 feet more or less, to the most Southerly corner of said Lot 5; thence Northerly along said Easterly line of Ninth Street to the place of beginning.