

2013-004738

Klamath County, Oregon

05/03/2013 01:40:48 PM

Fee: \$47.00

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Commitment Number: 3166875

Seller's Loan Number: 907932

MTL 1396-11/08
After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
3809-033DD-07800-000

SPECIAL WARRANTY DEED

Jonathan G. Hankins and Elizabeth M. Hankins, husband and wife, whose mailing address is **2427 Radcliffe Avenue Klamath Falls, OR 97601**, hereinafter grantors, for \$29,814.56 (Twenty-Nine Thousand Dollars and Eight Hundred and Fourteen Dollars and fifty-six Cents) in consideration paid, grant with covenants of special warranty to **Federal Home Loan Mortgage Corporation**, hereinafter grantee, whose tax mailing address is **5000 Plano Parkway Carrollton, TX 75010**, the following real property:

Lot 18 in Block 306 of DARROW 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.
Property Address is: 2427 Radcliffe Avenue Klamath Falls, OR 97601

47 Amt

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **2012-005980**

Executed by the undersigned on April 24, 2013:


Jonathan G. Hankins


Elizabeth M. Hankins

STATE OF Oregon
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on April 24, 2013 by **Jonathan G. Hankins** and **Elizabeth M. Hankins**, who are personally known to me or have produced Drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.


Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Oregon State Bar Number: 861803.

