



MC 95619

2013-007375

Klamath County, Oregon

06/27/2013 03:39:24 PM

Fee: \$42.00

THIS SPACE RESERVED FOR R

After recording return to:

SERVICE LINK

4000 INDUSTRIAL BLVD

ALIQUIPPA, PA 15001

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

**Grantee(s):**

James S. Miller and Heather L. Miller

1924 Logan Street

Klamath Falls, OR 97603

Escrow No. 3080485

Title No. 1020022

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s), whose mailing address is: **5000 Plano Pkwy, Carrollton, TX 75010** hereby grant, bargain, sell, warrant and convey to **James S. Miller and Heather L. Miller, husband and wife**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

**Parcel 1 of Land Partition 38-05, being a replat of Lot 19 of VICORY ACRES, situated in the NE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

Tax/Parcel ID: 3909-002AA-04000-000

**More Commonly known as: 1924 Logan Street Klamath Falls, OR 97603**

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 **\$88,000.00**

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

*LB Am*

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

By 

Name Cherri Springer

Its AVP

STATE OF Pennsylvania

)SS.

COUNTY OF Beaver

\* POA Recorded 4/20/09  
2009-005461

This instrument was acknowledged before me this 14 day of May, 2013, by  
Cherri Springer AVP of Chicago Title Insurance Company as Attorney in Fact for Federal Home Loan  
Mortgage Corporation.

My Commission Expires: 9-4-13

  
(Notary Public)

