

AMERITITLE

MT0915735

2013-010682  
Klamath County, Oregon  
09/19/2013 03:25:44 PM  
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SERVICE LINK

250 COMMERCE 2<sup>ND</sup> FLOOR

IRVINE CA 92602

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

ANDREW LEO JACKSON & HARMONY EVA  
MARIE BORGES

611 PELICAN STREET

KLAMATH FALLS, OR 97601

Escrow No. 3085999

Title No. 0095735

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to

ANDREW LEO JACKSON AND HARMONY EVA MARIE BORGES

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:

**Lot 2, BLOCK 18, BUENA VISTA 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.**

Tax Account No: **3809-019DC-01300-000**

**More Commonly known as: 611 PELICAN STREET, KLAMATH FALLS, OR 97601**

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 **\$124,900.00**

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 IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR

42-ant

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.

**A Power of Attorney was recorded on the above property on 04/20/2009 in Instrument# 2009-005461 in JACKSON County Official Records**

By: M. Mills

STATE OF MA

County of Orange:

This instrument was acknowledged before me this 2 day of Aug, 2013, by  
Megan Mills as AVP, the Grantor.

[Signature]  
Notary Public for MA

My commission expires: 12/31/12

