

AMERITITLE

MT094362

After recording return to:

Lonnie Gomez and Melinda Gomez

5705 Pinnacle Place

Klamath Falls, OR 97603-7145

2013-011633

Klamath County, Oregon

10/14/2013 11:13:03 AM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

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

Lonnie Gomez and Melinda Gomez

5705 Pinnacle Place

Klamath Falls, OR 97603-7145

Escrow No. 3115132

Title No.

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to  
**Lonnie Gomez and Melinda Gomez** 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 24 in Block 4 of Tract 1299 – Second Addition to Ferndale, According to the Official Plat thereof on file in  
the Office of the County Clerk of Klamath County, Oregon.**

Tax Account No: **R879958**

**More Commonly known as: 5705 Pinnacle Place, Klamath Falls, OR 97603-7145**

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.

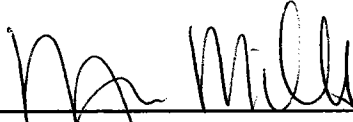
The true and actual consideration for this conveyance is **\$173,500.00**

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  
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

42.00 amt

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 Klamath County Official Records

By: 

Print Name: Megan Mills

Its: AVP

State of CALIFORNIA )

County of ORANGE )

On 10-4-2013 before me, KRISTINA Y. PAVON, a Notary Public in and for said State, personally appeared, MEGAN MILLS, who proved to me the basis of satisfactory evidence to be the person (~~s~~) whose name (~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity (~~ies~~), and that by his/~~her~~/~~their~~ signature (~~s~~) on the instrument the person (~~s~~), or the entity upon behalf of which the person (~~s~~) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

