

**RECORDING COVER SHEET** PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2014-008625**

**Klamath County, Oregon**

**08/19/2014 09:08:11 AM**

**Fee: \$52.00**

**AFTER RECORDING RETURN TO:**

FEDERAL HOME LOAN MORTGAGE CORPORATION  
5000 PLANO PARKWAY  
CARROLLTON, TX 75010

**M&H FILE #: OR-12-529906-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234A)**

STATUTORY WARRANTY DEED

**2. DIRECT PARTY/GRANTOR(S) AND ADDRESS: (ORS 205.160)**

M&T BANK  
C/O Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd.  
Coral Gables, FL, 33146

**3. INDIRECT PARTY/GRANTEE(S)/PLAINTIFF AND ADDRESS: (ORS 205.1251A AND 205.160)**

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

**4. TRUSTOR(S)/DEFENDANT(S) AND ADDRESS:**

Bradley C. Hunter  
5217 MAZAMA DR  
KLAMATH FALLS, OR 97603

Barbara J. Hunter  
24499 SW Grahams Ferry Rd  
Wilsonville, OR 97070

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ 0.00

**6. SEND TAX STATEMENTS TO:**

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

**7. IF THIS INSTRUMENT IS BEING RE-RECORDED, COMPLETE THE FOLLOWING STATEMENT: (ORS 205.244)**

**BEING RE-RECORDED TO  
CORRECT  
PREVIOUSLY RECORDED AS  
DOCUMENT NO.**

\_\_\_\_\_  
\_\_\_\_\_

RECORDING REQUESTED BY:  
**McCarthy & Holthus, LLP**  
1770 Fourth Avenue  
San Diego, CA 92101

AND WHEN RECORDED MAIL DEED AND TAX  
STATEMENTS TO:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

**A.P.N. R558471**  
**T.S. # OR-12-529906-JUD**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S):**

xx Document Transfer Tax is \$00.00  
xx This transaction is exempt from the requirements of the Oregon Revised Statutes § 307.040  
xx **A.P.N. R558471**

**M&T BANK**, 4425 Ponce De Leon Blvd., , Coral Gables, FL, 33146, Grantor, conveys and warrants to **Federal Home Loan Mortgage Corporation ( Freddie Mac )**, a corporation organized and existing under the laws of the United States of America, , Grantee, the following described real property free of encumbrances except as specifically set forth herein:

**LOT 7 IN BLOCK 1 OF TRACT 1044, WEMBLY PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the property described below as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances and building use occupancy codes.

The true consideration for this conveyance is \$ 0.00

**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, AND 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 LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010.

Dated this 30 day of June, 2014

Bayview Loan Servicing, LLC, as Attorney in Fact for M&T BANK

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Alejandro Diaz**

Assistant Vice President

State of Florida;

County of Miami-Dade

On 6-30-14, before me, Lisette Marquez, a Notary Public in and for said County and State personally appeared **Alejandro Diaz**, personally known to me (or proved on 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 this instrument on the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

{Seal}

WITNESS my hand and official seal

Signature: \_\_\_\_\_

Notary Public for [Insert State]

My commission expires 11/1/14

