

2014-011837

Klamath County, Oregon

11/13/2014 09:36:46 AM

Fee: \$47.00

When recorded, return to:

Ianniello Anderson, P.C.
Loss Mitigation Department
805 Route 146
Clifton Park, NY 12065

Parcel No.: APN#R302498

WARRANTY DEED

CHARLES RANDALL GOUGH, a single man, as surviving joint tenant of Pearl A. Perce, with an address of 1812 Riverside Drive, Klamath Falls, OR 97601, ("Grantor"),

for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose business address is 5000 Plano Parkway, Carrollton, Texas 75010("Grantee"),

the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property, together with all improvements and fixtures situated thereon (collectively, the "Property"), being more particularly described as:

The Following Described Real Property Free Of Liens And Encumbrances, Except As Specifically Set Forth Herein:

Lot 3, Block 7 Of Fairview 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.

BEING the same parcel of land as conveyed to Pearl A. Perce and Charles Randall Gough, Mother and Son, with Full Right of Survivorship, by deed from Timothy Paul Simpson, dated June 21, 2006 and recorded on June 23, 2006 as Document Number M06-12948.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure of certain Deed of Trust from Pearl A. Perce (also signed by Charles Randall Gough), as mortgagor(s), to Washington Mutual Bank, FA in the amount of \$165,550.00, dated June 14, 2006 and recorded June 23, 2006 as Document Number M06-12949 in the office of the real property records of Klamath County, State of Oregon, as assigned by Assignment from JPMorgan Chase Bank, NA, Successor in Interest by purchase from the FDIC as receiver of Washington Mutual Bank, FKA Washington Mutual Bank, FA to Bayview Loan Servicing, LLC, dated December 12, 2013 and recorded January 8, 2014 as Document Number 2014-000118 of the real property records of Klamath County, Oregon, and further assigned by assignment from Bayview Loan Servicing, LLC to Federal Home Loan Mortgage Corporation, dated July 22, 2014 and recorded simultaneously herewith in the real property records of Klamath County, Oregon, (the "Deed of Trust"), with a current outstanding principal balance of \$140,261.17. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of the lender under the Deed of Trust, as assigned.

EXECUTED this 22 day of July, 2014.

Charles Randall Gough
Charles Randall Gough

State of Oregon) ss:
County of Klamath)

Before me, Amber McDougle (insert the name and character of the officer), on this day personally appeared Charles Randall Gough, known to me (or proved to me on the oath of OR Drivers License or through (description of identity card or other document) to be the person(s) whose name is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of July, 2014.

(Personalized Seal)

Amber D. McDougle
Notary Public's Signature
My Commission Expires On: Jan 25, 2015

