



2014-013472
Klamath County, Oregon
12/31/2014 03:29:58 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ANTONIO H COBIAN

215 NORTH WILLOW ST
MERRILL, OR 97633

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

ANTONIO H COBIAN
215 NORTH WILLOW ST
MERRILL, OR 97633

Escrow No. 3302128
Title No. 0102040

SPECIAL-EM

SPECIAL WARRANTY DEED

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

ANTONIO H COBIAN

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 7 of GRAYBAEL ADDITION to the Town of Merrill, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No: **4110-001CD-06000-000**

More Commonly known as: 215 NORTH WILLOW ST, MERRILL, OR 97633

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 **\$20,000.00**

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

4700

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 KLAMATH County Official Records

ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact

By: *Megan Mills*

Print Name: MEGAN MILLS

Its: AVP

State of CALIFORNIA)

County of ORANGE)

On 12/16/14 before me, Donald B. Marsters, a Notary Public in and for said State, personally appeared, Megan Mills, AVP, of ServiceLink, a Division of Chicago Title

Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who proved to me the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 *Donald B. Marsters*

