

2015-001691

Klamath County, Oregon

02/25/2015 11:10:25 AM

Fee: \$42.00

Tax statements to:
CitiMortgage, Inc. 1000
Technology Drive
O'Fallon, MO 63368

Original return to:
Pite Duncan, LLP
621 SW Morrison St., Ste. 425
Portland, OR 97205

Space Above For Recorder's Use

WARRANTY DEED

Grantor: CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, MO 63368

Grantee: Federal Home Loan Mortgage Corporation (FHLMC), 5000 Plano Pkwy, Carrollton, TX 75010

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

THE WESTERLY 60 FEET OF LOTS 3 AND 4 IN BLOCK 52 OF 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.

commonly known as:

116 W Oregon Ave, Klamath Falls, OR 97601

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

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

CITIMORTGAGE, INC., successor by
merger with ABN AMRO Mortgage
Group, Inc.

Dated this 20 day of February, 2015.

By: Padmaja Kannan 2/25/15
Name: Padmaja Kannan
Title: Vice President - Document Control

STATE OF Missouri }
COUNTY OF St. Charles }

On Feb 20, 2015 before me, Cassie Fancher, personally appeared Padmaja Kannan who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

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

WITNESS my hand and official seal.

Signature Cassie Fancher (seal)
Name: Cassie Fancher

CASSIE FANCHER
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission #14629271
My Commission Expires August 3, 2018