

MTC 436005Am

After recording return to: (Name, Address, Zip)

Michael W. Witherell

3736 Hope Street, Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Federal Home Loan Mortgage Corporation

5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Michael W. Witherell

4350 Altamont Dr., Klamath Falls, OR 97603

ORDER NO. 01049-18554

2015-008289

Klamath County, Oregon

07/24/2015 03:56:29 PM

Fee: \$52.00

#1144516

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States by Stewart Lender Services, Inc., as Attorney in Fact, Grantor, conveys and specially warrants to Michael W. Witherell, a married man, as his sole and separate property, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein. Being the same premises conveyed to Federal Home Loan Mortgage Corporation by Deed Recorded on 04/21/2015 in the Klamath County Recorder's office as fee number 2015-003744 situated in Klamath County, State of Oregon, to wit:

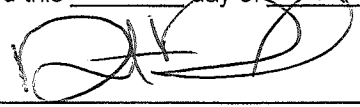
See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.
Taxes for the fiscal year 2015/2016, a lien not yet payable.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$140,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 10 day of JULY, 2015

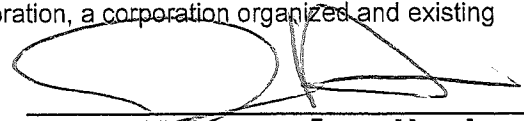


Authorized Signature for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States, by **Robert Rhine** Authorized Signatory for Stewart Lender Services, Inc., as its Attorney in Fact

State of FL

County of Hillsborough ss.

This instrument was acknowledged before me this 10 day of JULY, 2015 by **Robert Rhine** as Authorized Signatory for Stewart Lender Services, Inc., as Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States.

Before me: 

Florida

Notary Public for **Jane Harris**
My commission expires: 6/10/17

JANE HARRIS
Notary Public, State of Florida
My Comm. Expires June 10, 2017
No. FF 25501

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS," Subdivision; thence South 89° 50' West along the South line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, said line being the North line of said Subdivision, a distance of 201.90 feet to an iron pin on the Westerly right of way line of Hope Street; thence North 0° 17' East along said Westerly line of Hope Street a distance of 194.72 feet to an iron pin on the true point of beginning of this description; thence continuing North 0° 17' East along said Westerly line of Hope Street a distance of 97.41 feet to an iron pin; thence South 89° 59' 30" West parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11 a distance of 137.88 feet to an iron pin; thence South 0° 06' 30" West a distance of 97.41 feet to an iron pin; thence North 89° 59' 30" East parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, a distance of 137.59 feet to the true point of beginning of this description.