

AMERITITLE
46264 AM

2015-009536
Klamath County, Oregon
08/27/2015 09:27:38 AM
Fee: \$52.00

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

Carlos J. Ruiz

Dora M. Saldana Solorio

4223 Ferrier Avenue, Klamath Falls, OR 97601

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

GRANTOR:

Federal Home Loan Mortgage Corporation

5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Carlos J. Ruiz and Dora M. Saldana Solorio

PO Box 315, Alturas, CA 96101

ORDER NO. 01049-18849

#1148009

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 Carlos J. Ruiz and Dora M. Saldana Solorio, 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 06/02/2015 in the Klamath County Recorder's office as fee number 2015-005690 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 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 \$15,250.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 24 day of August, 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 24 day of August, 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:


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

Florida

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

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Lots 8 and 9, Block 2 of "FAIRHAVEN HEIGHTS", a duly recorded subdivision being in the NW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9; thence North 41 degrees 45' 00" West, along the Southwesterly line of said Lots 9 and 8, 122.00 feet; thence North 52 degrees 17' 03" East 64.34 feet; thence North 72 degrees 33' 33" East 55.86 feet to a point on the East line of said Lot 9; thence South 08 degrees 52' 00" West 148.90 feet to the point of beginning of this description, with bearings and distances based on the survey of said Property Line Adjustment 41-96.