

AmeriTitle
MTC 45773 AM

2015-012669
Klamath County, Oregon
11/20/2015 09:17:23 AM
Fee: \$47.00

After recording return to: (Name, Address, Zip)
Timothy Thompson and Winona Thompson
1600 Wade Circle, 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:

Timothy Thompson and Winona Thompson
1600 Wade Circle, Klamath Falls, OR 97601

ORDER NO. 01049-18815

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 Timothy Thompson and Winona Thompson, 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 Trustee's Deed Recorded on 06/24/2015 in the Klamath County Recorder's office as fee number 2015-006650 situated in Klamath County, State of Oregon, to wit:

The West 55 feet of Lot 7 in Block 19, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 \$47,400.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 13 day of November, 2015

Sammie Hale

Authorized Signature for Federal Home Loan
Mortgage Corporation, a corporation organized
and existing under the law of the United States,
by Sammie Hale 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 13 day of November, 2015 by
Sammie Hale 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:

Abigail Miller Aday
Notary Public for Florida
My commission expires: March 17, 2018

