

AmeriTitle  
MTC 43815 AM

**2015-013780**  
**Klamath County, Oregon**  
12/24/2015 11:49:43 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Perry and Karen Thatcher

145519 Ranger Court  
LaPine, OR 97739

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

Perry and Karen Thatcher  
145519 Ranger Court  
LaPine, OR 97739

Escrow No. 3356003  
Title No. 43815AM

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Federal Home Loan Mortgage Corporation** Grantor(s) hereby grant, bargain, sell, warrant and convey to  
**PERRY L. THATCHER AND KAREN M. THATCHER** 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 55, Block 1 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County Oregon.**

Tax Account No: **R138041**

**More Commonly known as: 145519 Ranger Court, La Pine, OR 97739**

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 **\$102,000.00**

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  
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

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Ref:

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 4/20/2009 in Instrument #2009-005461 in Klamath County Official Records**

By Servicelink a division of Chicago Title Insurance Company, its attorney in fact

By: 

Print Name: Megan Mills

Its: AVP

State of CALIFORNIA )

County of ORANGE )

On \_\_\_\_\_ before me, , 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.

*See attached*

Signature \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On 10-21-15 before me, LaToya Lacy Meeks  
(insert name and title of the officer)

personally appeared MEGAN MILLS,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) 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



(Seal)

