

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

Pat Windsor  
4310 Bartlett Ave  
Klamath Falls, OR 97603

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

**GRANTOR:**

Federal Home Loan Mortgage Corporation  
5000 Plano Pkwy, Carrollton, TX 75010

**GRANTEE:**

Pat Windsor  
4310 Bartlett Ave  
Klamath Falls, OR 97603

ORDER NO. 01049-25263

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 Pat Windsor, 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 in Lieu of Foreclosure Recorded on 03/24/2016 in the Klamath County Recorder's office as fee number 2016-003132 situated in Klamath County, State of Oregon, to wit:

The South 1/2 of Lot 41 and all of Lot 42, VILLA ST. CLAIR, 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.  
Taxes for the fiscal year 2016/2017, 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 \$41,007.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 19 day of July, 2016

Sammie Hale

Authorized Signatory 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 19 day of July, 2016 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:

Cynthia L. Eck  
Notary Public for FL  
My commission expires:

3-22-18

