

2016-011141
Klamath County, Oregon
10/19/2016 10:15:00 AM
Fee: \$47.00

Return To:
Evergreen/Amertitle

After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
260 Country Club Road, Ste. 120, Eugene, OR 97401
Until requested otherwise, send all tax statements to:
SHIRLEY A EARNEST
1740 DERBY STREET, KLAMATH FALLS, OR 97603
GRANTOR:
FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 Plano Parkway, Carrollton, TX 75010
GRANTEE:
SHIRLEY A EARNEST
1740 DERBY STREET, KLAMATH FALLS, OR 97603
ORDER NO. REO-1169919C
TAX ACCOUNT NO. R595216
MAP NO. R3910-009DA-01000-000

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to SHIRLEY A EARNEST, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED

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 196.300, 196.301 AND 196.305 TO 196.336 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 866, 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 216.010, 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 196.300, 196.301 AND 196.305 TO 196.336 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 866, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$80,750.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 14 day of October, 2016

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: STEWART LENDER SERVICES
as its attorney-in-fact.
By: Sammie Hale
Printed Name: Sammie Hale
Authorized Signatory

State of FL
County of Hillsborough

66.

The foregoing instrument was acknowledged before me this 14 day of October, 2016 by Sammie Hale as Authorized Signor for STEWART LENDER SERVICES AS ITS ATTORNEY-IN FACT FOR FEDERAL HOME LOAN MORTGAGE.

Before me, Holly Susan Tomlin
Notary Public for FL
My commission expires: 8-23-2018



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/4 corner of said Section 9; thence South 0° 08' West a distance of 608.25 feet; thence North 89° 52' West a distance of 1323.7 feet; thence North 0° 08' East a distance of 577.07 feet to an iron pin on the true point of beginning of this description; thence South 89° 55' East a distance of 211.3 feet to an iron pin; thence South 0° 08' West a distance of 164.9 feet to an iron pin; thence North 89° 55' West a distance of 211.3 feet to an iron pin; thence North 0° 08' East a distance of 164.9 feet, more or less, to the true point of beginning.