2016-011141

10/19/2016 10:15:00 AM

Fee: \$47.00

Klamath County, Oregon



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. TAX ACCOUNT NO. REO-11699190

MAP NO.

R595218 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, Grantoes, 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 PER TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 196,200, 195,301 AND 185,305 TO 195,336 AND SECTIONS & TO 11. CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 865, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010, THIS INSTRUMENT DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REQULATIONS. 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 50,930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 196,300, 196,301 AND 186,305 TO 195,336 AND SECTIONS 8 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.)

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.

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Before me

Notary Public for _______ My commission expires:

8-23-2018

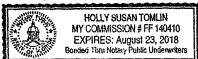


EXHIBIT "A" LEGAL DESCRIPTION

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.