

Return To:  
Evergreen AmeriTitle  
139664AM

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:  
LEROY D NELSON  
570 PINWOOD WAY, CAVE JUNCTION, OR 97523

GRANTOR:  
FEDERAL HOME LOAN MORTGAGE CORPORATION  
5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:  
LEROY D NELSON  
570 PINWOOD WAY, CAVE JUNCTION, OR 97523

ORDER NO. REO16-1172188  
TAX ACCOUNT NO. r210373/r883438  
MAP NO. R-3408-03600-01600-000

2017-001495  
Klamath County, Oregon  
02/13/2017 11:21:01 AM  
Fee: \$42.00

Space Above Reserved for Recorder's Use

## STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to LEROY D NELSON, Grantees, 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:

Lot 4, Block 1 of Tract 1118, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS RECORDED JUNE 29, 1976 IN BOOK M-76 AT PAGE 9837 AND RECORDED MARCH 28, 1977 IN BOOK M-77 AT PAGE 5087

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, 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 LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$80,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 10th day of February, 2017

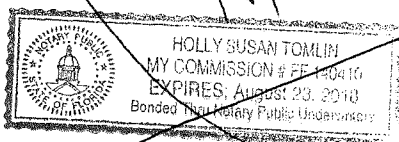
FEDERAL HOME LOAN MORTGAGE CORPORATION

By: STEWART LENDER SERVICES  
as its attorney-in-fact.

By: [Signature]  
Printed Name: Robert Rhine  
Authorized Signatory

State of OR  
County of Hillsboro ss.

The foregoing instrument was acknowledged before me this 10th day of February, 2017 by Robert Rhine AS Attorney-in-fact FOR STEWART LENDER SERVICES AS ITS ATTORNEY-IN-FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION.



Before me:

Notary Public for FL  
My commission expires 8-23-18

