

**2017-002581****Klamath County, Oregon**

03/10/2017 04:11:01 PM

Fee: \$57.00

THIS SPACE RESERVED FOR R

After recording return to:

CHARLIE LOMAS**2001 RECLAMATION AVE.****KLAMATH FALLS, OR. 97601**

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

CHARLIE LOMAS**2001 RECLAMATION AVE.****KLAMATH FALLS, OR. 97601**Escrow No. **160047054**Title No. **160047054**

SPECIAL-EM

SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION Grantor(s) hereby grant, bargain, sell, warrant and convey to
CHARLIE LOMAS

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:

SEE ATTACHED SCHEDULE "A"Tax Account No: **R612689****More Commonly known as: 2001 RECLAMATION AVE., KLAMATH FALLS, OR. 97601**

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 **\$50,000.00**

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

Ref:

A Power of Attorney was recorded on the above property on 4/20/2009, Instrument # 2009-005461

in Klamath County Official Records

FEDERAL HOME LOAN MORTGAGE CORPORATION

**By: Servicelink, a Division of Chicago Title Insurance Company
Its Attorney in Fact**

By: 

Print: Gladys Franco

Its: AMP Receiver

~~STATE OF OREGON~~

~~COUNTY OF _____~~

~~This instrument was acknowledged before me on _____ (date) by
_____. (name(s) of person(s))~~

~~Notary Public~~

~~Print Name: _____~~

~~My Commission Expires: _____~~

See Attached

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

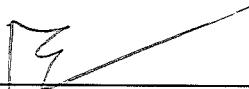
On Feb 27, 2017 before me, Regina Jay Eggen - Notary Public
(insert name and title of the officer)

personally appeared Gladys Franco,
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.

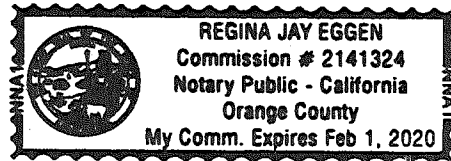
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**LEGAL DESCRIPTION
EXHIBIT "A"**

Title No: 150326893

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON BEING KNOWN AND DESIGNATED AS FOLLOWS:

Lot 795, Block 105 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.