

Return To:
Evergreen/AmeriTitle
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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:
TODD W. FRITCH and CAROL L FRITCH
19135 Yellow Jacket Springs Road, Beatty, OR 97621
GRANTOR:
FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 Plano Parkway, Carrollton, TX 75010
GRANTEE:
TODD W. FRITCH and CAROL L FRITCH
19135 Yellow Jacket Springs Road, Beatty, OR 97621
ORDER NO. REO-1165851
TAX ACCOUNT NO. R112746/M34750
MAP NO. R-3712-00200-00700-000

2017-002616
Klamath County, Oregon
03/13/2017 02:29:00 PM
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 TODD W. FRITCH and CAROL L FRITCH, as tenants by the entirety, 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:

That portion of the W1/2 NE1/4 NW 1/4 that lies South of Forest Service Road and the W1/2 SE1/4 NW1/4 of Section 2, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County

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 \$74,900.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 23rd day of February, 2017

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: STEWART LENDER SERVICES

as its attorney-in-fact:

By:

Printed Name: Robert Rhine

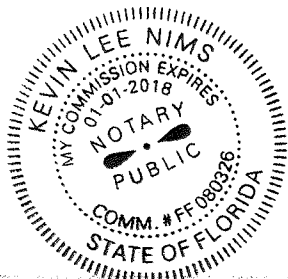
Authorized Signatory

State of FL

County of Hillsborough

ss.

The foregoing instrument was acknowledged before me this 23rd day of February, 2017 by Robert Rhine as Authorized Signer FOR STEWART LENDER SERVICES AS ITS ATTORNEY-IN-FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION.



Before me:

Kevin Lee Nims
Notary Public for Florida

My commission expires: 1-1-18