

**2017-002976**

**Klamath County, Oregon**

03/21/2017 11:52:01 AM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

Shapiro & Sutherland, LLC  
7632 SW Durham Road, Suite 350  
Tigard, Oregon 97224  
Telephone: (360) 260-2253  
S&S # 12-108748

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That HSBC Bank USA, N.A., herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal Home Loan Mortgage Corporation, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 28, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

more commonly known as: 21723 Gray Wolf Lane, Chiloquin, OR 97624

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**SEND FUTURE TAX STATEMENTS TO:**

Federal Home Loan Mortgage Corporation  
ATTN: REO Department  
8200 Jones Branch Drive  
McLean, VA 22102-3110

**CONSIDERATION AMOUNT: \$10.00**

In Witness Whereof, the grantor has executed this instrument this 2nd day of March, in the year 2017; if a corporate grantor, it has caused its name to be signed and by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORSs 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.


On behalf of PHH Mortgage Corporation as  
authorized agent of HSBC Bank USA, N.A.

  
Name: **William Folck**  
Title: **Assistant Vice President**

STATE OF NEW YORK )

COUNTY OF ERIE )

)ss.  
)

  
Name: **Linda M. Massett**  
Title: **Assistant Vice President**

On this 2nd day of March, 2017, personally appeared **William Folck** and **Linda M. Massett** who, being duly sworn each for himself and not one for the other, did say that the former is the **Assistant Vice President** and that the latter is the **Assistant Vice President** of on behalf of PHH Mortgage Corporation as authorized agent for HSBC Bank USA, N.A., a corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

  
Notary Public

My Commission Expires: **8/26/17**

S&S # 12-108748

**Summer Young**  
No. 01YO6287922  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 8-26-2017