



2017-008043

Klamath County, Oregon

07/18/2017 02:18:00 PM

Fee: \$52.00

After recording return to:

RAYMOND E. MIRES
2466 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OR 97639

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

RAYMOND E. MIRES
2466 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OR 97639

Escrow No. 160247633

Title No. 123816AM

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION Grantor(s) hereby grant, bargain, sell, warrant and convey to **RAYMOND E. MIRES**

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:

The W1/2 and the W1/2 W1/2 E1/2 of Government Lot 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPT the Westerly 11.8 feet of the W1/2 of Government Lot 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, by deed recorded June 22, 1993 in Book M-93 at page 14751.

Account No. R330886 Map No. R-3610-014AD-00300-000

More Commonly known as: 24667 Sprague River Road, Sprague River, OR 97639

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 **\$69,900.00**

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this 6/30/17.

Federal Home Loan Mortgage Corporation

By: ServiceLink a Division of Chicago Title Insurance Company, its Attorney in Fact

BY: 

NAME: Gladys Franco

ITS: AMP Rev Close

A Power of Attorney relating to the above described property was recorded on 4/20/2009 as Document No. 2009-005461

~~State of California)
County of _____)~~

~~On _____ before me, (here insert name and title of the officer),
personally appeared _____~~

~~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.~~

*see
Attached.*

Signature _____

(Seal)

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 June 30, 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)

