

AmeriTitle  
MTC 165016 AM

2017-013999  
Klamath County, Oregon  
12/08/2017 01:03:02 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR

After recording return to:  
**RICHARD LUNDBERG & JESSICA  
LUNDBERG**

**6507 JORDON JUNCTION  
KLAMATH FALLS, OR 97603**

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

**RICHARD LUNDBERG & JESSICA  
LUNDBERG**

**6507 JORDON JUNCTION  
KLAMATH FALLS, OR 97603**

Escrow No. **170139915**

Title No. **165016AM**

SPECIAL-EM

### SPECIAL WARRANTY DEED

**FEDERAL HOME LOAN MORTGAGE CORPORATION** Grantor(s) hereby grant, bargain, sell, warrant and convey to **RICHARD LUNDBERG & JESSICA LUNDBERG, HUSBAND AND WIFE** 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:

Lot 37, Tract 1403, First Addition to Klamath Meadows East, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Tax Account No: R890578 Map No. R-3909-012BA-08300-000**

**More Commonly known as: 6507 JORDON JUNCTION, KLAMATH FALLS, OR 97603.**

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 **\$277,000.00**

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.

**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: APPEUCIA

STATE OF OREGON

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date) by  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_. (name(s) of person(s)) as  
\_\_\_\_\_. (type of authority, e.g., officer, trustee, etc.) of  
\_\_\_\_\_. (name of party on behalf of whom instrument was executed)

NOTARY PUBLIC

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

*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

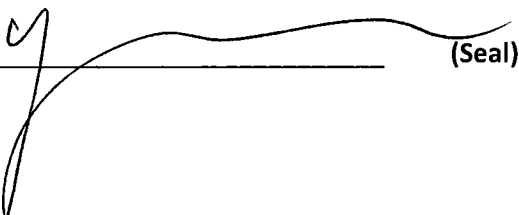
On 12/5/2017 before me, YINGMEI ZHU – NOTARY PUBLIC (Insert name and title of the officer)

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)

