

1198314

Return To:  
Evergreen/AmeriTitle  
1925784N

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:  
JOSHUA M HEITKAMP and LAURA M HEITKAMP  
11211 White Goose Drive, Keno, OR 97627  
GRANTOR:  
FEDERAL HOME LOAN MORTGAGE CORPORATION  
5000 Plano Parkway, Carrollton, TX 75010  
GRANTEE:  
JOSHUA M HEITKAMP and LAURA M HEITKAMP  
5537 HOMER, KLAMATH FALLS, OR 97603  
ORDER NO. REO-1198314  
TAX ACCOUNT NO. R621900  
MAP NO. R-4008-006BB-01300-000

Space Above Reserved for Recorder's Use

### STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to JOSHUA M HEITKAMP and LAURA M HEITKAMP, 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:

Lot 3, Block 35, Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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 ~~\$164,000.00~~. (Here, comply with the requirements of ORS 93.030.)  
\$164,000.00

Dated this 5 day of January, 2018

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: STEWART LENDER SERVICES  
as its attorney-in-fact.

By: Sammie Hale  
Printed Name: Sammie Hale  
Authorized Signatory

State of FL

County of Hillsborough

ss.

The foregoing instrument was acknowledged before me this 5 day of January, 2018 by Sammie Hale as Authorized Signor for STEWART LENDER SERVICES AS ITS ATTORNEY-IN-FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION.



Before me:

Ariel Mulins  
Notary Public for Florida  
My commission expires: 9/25/2021