

AA
AmeriTitle
NTC 200244AM

2018-002290

Klamath County, Oregon

02/28/2018 12:44:01 PM

Fee: \$57.00

THIS SPACE RESERVED FOR R

After recording return to:

**VICTOR H AND SHERI L LOZZETTI,
TRUSTEES**

**229 CRATER LAKE PARKWAY
KLAMATH FALLS, OR 97601**

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

**VICTOR H AND SHERI L LOZZETTI,
TRUSTEES**

**229 CRATER LAKE PARKWAY
KLAMATH FALLS, OR 97601**

Escrow No. **170387265**

Title No. **200244AM**

SPECIAL-EM

SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION Grantor(s) hereby grant, bargain, sell, warrant and convey to **VICTOR H. LOZZETTI, TRUSTEE AND SHERI L. LOZZETTI, TRUSTEE OF THE LOZZETTI FAMILY 2002 TRUST DATED 07/03/2002**

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:

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON
BEING KNOWN AND DESIGNATED AS FOLLOWS:**

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

Tax Account No: R373857

More Commonly known as: 229 CRATER LAKE PARKWAY, KLAMATH FALLS, OR 97601

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 **\$50,000.00**

5744

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: ANP NEW CLOF

STATE OF OREGON
COUNTY OF _____

SEE ATTACHED

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: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 2/27/18 before me, Heather L Valenzuela, Notary Public,

Date

Here Insert Name and Title of the Officer

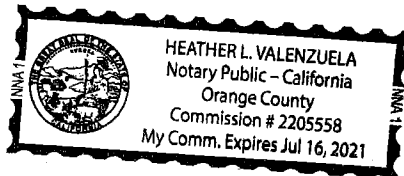
personally appeared Gladys Franco

Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a $3^{\circ}55'$ curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said $3^{\circ}55'$ curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South $89^{\circ}20'$ East a distance of 7.67 feet, more or less, to a point; thence North $31^{\circ}51'$ East (along what would be a radial line to the above mentioned $3^{\circ}55'$ curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South $89^{\circ}20'$ East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South $31^{\circ}51'$ West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North $66^{\circ}05'$ West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.