

2018-004412

Klamath County, Oregon

04/11/2018 01:34:00 PM

Fee: \$47.00

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
111 SW Columbia Street #950
Portland, OR 97201

MAIL TAX STATEMENT TO:
FEDERAL HOME LOAN MORTGAGE
CORPORATION
5000 Plano Pkwy
Carrollton, TX 75010

Space Above For Recorder's Use

APN: R191189/R-3407-015BB-00500-000
TS No: 055957-OR
FHLMC NO.: 403926211

SPECIAL WARRANTY DEED

The true consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor: NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Grantee: FEDERAL HOME LOAN MORTGAGE CORPORATION

Grantor conveys and specially warrants to Grantee the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein: LOT 1 IN BLOCK 7, WOODLAND PARK, TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN THE FOLLOWING DESCRIBED LAND, TWO PARCELS SITUATED IN LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Commonly known as: 333 CAMP DRIVE, CHILOQUIN, OR 97624

Grantor warrants and will defend the title of the property against all persons who may lawfully claim the same by, through or under Grantor.

Dated this 5th day of April, 2018. By: [Signature]
Name: Sophie Bui
Title: Foreclosure Specialist

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.

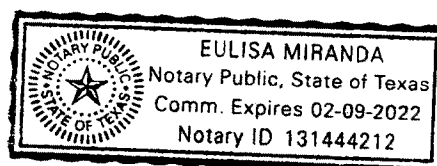
STATE OF Texas }
COUNTY OF Harris }

On 4/05/2018 before me, Eulisa Miranda, personally appeared Sophie Bui, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (seal)
Name: Eulisa Miranda



CRC SPCLWARRYDEED 02132018

Page 1 of 1

EXHIBIT A

Lot 1 in Block 7, WOODLAND PARK, together with an undivided 1/88th interest in the following described land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section, North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning