

2018-004671

Klamath County, Oregon

04/18/2018 09:27:00 AM

Fee: \$47.00

1205138

Return To:
Evergreen/AmeriTitle
20409AM

After recording return to: (Name, Address, Zip)

Evergreen Land Title Company

280 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:

APRIL LAGASSE

710 N ELDORADO AVE, KLAMATH FALLS, OR 97601

GRANTOR:

FEDERAL HOME LOAN MORTGAGE CORPORATION

5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

APRIL LAGASSE

710 N ELDORADO AVE, KLAMATH FALLS, OR 97601

ORDER NO. REO-1205138

TAX ACCOUNT NO. R482230

MAP NO. R-3809-033AD-09400-000

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to APRIL LAGASSE, 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:

Beginning at a point 40 feet South of the Northwest corner of Lot 441 in Block 126, MILLS ADDITION to the City of Klamath Falls, Oregon; thence East 100 feet; thence South 40 feet; thence West 100 feet; thence North 40 feet to the place of beginning; being a portion of Lots 440 and 441 Block 126, MILLS 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.

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 \$45,777.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 27 day of March, 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 27 day of March,
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 Mullins
Notary Public for Florida
My commission expires: 9/25/2021



ARIEL MULLINS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG145996
Expires 9/25/2021