

Return To:
Evergreen/AmeriTitle
2104 W 4th

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:

ASH LLC
1919 WORDEN AVE, KLAMATH FALLS, OR 97601

GRANTOR:

FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

ASH LLC
1919 WORDEN AVE, KLAMATH FALLS, OR 97601

ORDER NO. REO-1205191

TAX ACCOUNT NO. R554867

MAP NO. R-3909-011CC-02300-000

2018-005640

Klamath County, Oregon

05/07/2018 03:01:01 PM

Fee: \$47.00

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to ASH LLC, 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:

The Southwesterly 35 feet of Lot 7 and the Northeasterly 30 feet of Lot 8 in Block 4, FIRST ADDITION TO TONATEE HOMES, 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 \$93,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 25 day of April, 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 25 day of April, 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