

Return To:
Evergreen/AmeriTitle
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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:
ALAN C CHURCH
10578 McGuire Ave., Klamath Falls, OR 97603

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

GRANTEE:
ALAN C CHURCH
10578 McGuire Ave., Klamath Falls, OR 97603

ORDER NO. REO-1203647
TAX ACCOUNT NO. R887685
MAP NO. R-3909-03400-70005-000

2018-008532
Klamath County, Oregon
07/18/2018 01:17:01 PM
Fee: \$87.00

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to ALAN C CHURCH, 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:

Unit 10243 (McGuire Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, 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.
2018-2019 TAXES A LIEN NOT YET DUE AND PAYABLE

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 \$72,600.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 11 day of July, 2018

FEDERAL HOME LOAN MORTGAGE
CORPORATION

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

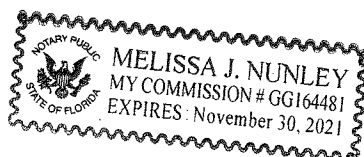
By: *Sammie Hale*
Printed Name: Sammie Hale
Authorized Signatory

State of FL

County of Hillsborough

ss.

The foregoing instrument was acknowledged before me this 11 day of July,
2018 by Sammie Hale as Authorized Signor for STEWART LENDER
SERVICES AS ITS ATTORNEY-IN-FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION.



Before me:

Melissa J. Nunley
Notary Public for Florida Melissa J. Nunley
My commission expires: 11-30-2021