

2018-009768

Klamath County, Oregon

08/17/2018 01:29:00 PM

Fee: \$87.00

Return To:
Evergreen/AmeriTitle
200633A

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:

ALI-REZA ASHTIANI and DARBY PETERSON ASHTIANI

538 Lincoln St., Klamath Falls, OR 97601

GRANTOR:

FEDERAL HOME LOAN MORTGAGE CORPORATION

5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

ALI-REZA ASHTIANI and DARBY PETERSON ASHTIANI

538 Lincoln St., Klamath Falls, OR 97601

ORDER NO. REO-1202535

TAX ACCOUNT NO. R411076

MAP NO. R-3809-032BA-14500-000

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to ALI-REZA ASHTIANI and DARBY PETERSON ASHTIANI, as tenants by the entirety, 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 Southeasterly 64 feet of Lot 10, Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.
2018-2019 TAXES A LIEN NOT YET DUE OR 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 \$58,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 14th day of August, 2018

FEDERAL HOME LOAN MORTGAGE
CORPORATION

By: STEWART LENDER SERVICES

as its attorney-in-fact.

By: [Signature]

Printed Name: _____

Authorized Signatory

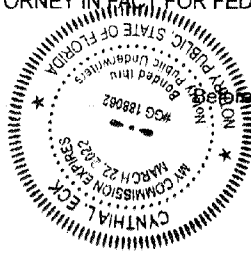
Melissa J. Nunley

State of FLORIDA

County of Hillsborough

ss.

The foregoing instrument was acknowledged before me this 14th day of August, 2018 by Melissa J. Nunley as _____ for STEWART LENDER SERVICES AS ITS ATTORNEY IN FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION.



Before me:

[Signature]
Notary Public for _____
My commission expires: 3-22-22

