

2018-011553

Klamath County, Oregon

09/24/2018 09:15:00 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
7632 SW Durham Road, Suite 350
Tigard, Oregon 97224
Telephone: (360) 260-2253
S&S # 16-118067

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Specialized Loan Servicing LLC, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal Home Loan Mortgage Corporation, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northwesterly one-half of Lots 7 and 8 in Block 4 of TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Commencing at the point of intersection of the Westerly line of First Street with the Southerly line of High Street in said City; thence Southwesterly along the Southerly line of High Street, 130 feet, more or less to Westerly line of said Lot 7; thence Southeasterly along Westerly line of Lot 7, sixty feet; thence Northeasterly parallel with the Southerly line of High Street 130 feet, more or less, to the Westerly line of First Street; thence Northwesterly along the Westerly line of First Street 60 feet to the place of beginning.

more commonly known as: 234 North 1st Street, Klamath Falls, OR 97601

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Federal Home Loan Mortgage Corporation
ATTN: REO Department
8200 Jones Branch Drive
McLean, VA 22102-3110

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 21 day of August, in the year 2018; if a corporate grantor, it has caused its name to be signed and by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORSs 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.

Specialized Loan Servicing LLC

Mark
Name: Mark McCloskey
Title: Assistant Vice President

STATE OF Colorado)
County of Douglas)ss.

On this 21 day of August, 2018, personally appeared
and
who, being duly sworn each for himself and not one for the other, did say that the former is the
and that the latter is the
of Specialized Loan Servicing LLC, a corporation, and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors; and each of them
acknowledged said instrument to be its voluntary act and deed.

Notary Public
My Commission Expires:

S&S # 16-118067

KAITLIN SWANSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174048228
MY COMMISSION EXPIRES 11/22/2021

See
attached
ms

COLORADO-NOTARIAL JURAT

STATE OF COLORADO)

COUNTY OF DOUGLAS)

Subscribed and sworn before me in the County of Douglas, State of Colorado this

8-21-2018

(Date)

by

Mark McCloskey

(Name)

KAITLIN SWANSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174048228
MY COMMISSION EXPIRES 11/22/2021

Kaitlin Swanson

Notary's Official Signature

11-22-2021

Commission Expiration

| Description of document this notarial certificate is being attached to: | |
|---|---------|
| Type / Title of Document: | Deed |
| Date of Document: | 8-21-18 |
| Number of Pages: | 2 |
| Additional Signers (other than those named in notarial certificate) | 0 |

Note: This is a jurat format notarial certificate. This document as well as the document it is attached to cannot contain any blank lines. Please ensure all blanks are filled in prior to notarization.