

**2019-006995**

**Klamath County, Oregon**

**06/21/2019 08:31:01 AM**

**Fee: \$87.00**

Return To:  
Evergreen/AmeriTitle  
21975640

**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:**

GARY JAMES WELLS  
33608 Sundance Cir., Chiloquin, OR 97624

**GRANTOR:**

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

**GRANTEE:**

GARY JAMES WELLS  
OR

ORDER NO. REO-1213329

TAX ACCOUNT NO. R244382

MAP NO. R-3507-018DC-01000-000

Space Above Reserved for Recorder's Use

## STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to GARY JAMES WELLS, 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:

Lot 42, Block 19 of TRACT NO. 1113, OREGON SHORES UNIT 2, 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.

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 \$103,700.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 12th day of June, 2019

FEDERAL HOME LOAN MORTGAGE  
CORPORATION

By: STEWART LENDER SERVICES

as its attorney-in-fact,

By: [Signature]

Printed Name: Rhonda Hale

Authorized Signatory

State of Florida

County of Hillsborough

ss.

The foregoing instrument was acknowledged before me this 12th day of June, 2019 by Rhonda Hale as AUTHORIZED SIGNOR FOR STEWART LENDER SERVICES AS ITS ATTORNEY IN FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION.

Before me:

[Signature]  
Notary Public for Florida  
My commission expires: 9-25-2021



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