



2019-011209

Klamath County, Oregon

09/26/2019 09:08:29 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

AARON DAVID MCKAY

15015 NW CORNELIUS PARIS ROAD

PORTLAND, OR 97231

Until a change is requested all tax statements
shall be sent to the following address:

AARON DAVID MCKAY

15015 NW CORNELIUS PARIS ROAD

PORTLAND, OR 97231

Escrow No. **190966714**

Title No. **309216AM**

SPECIAL-EM

SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION Grantor(s) hereby grant, bargain, sell, warrant and convey to **AARON DAVID MCKAY** Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE ATTACHED SCHEDULE "A"

Tax Account No: **517881**

More Commonly known as: 2151 2153 GETTLE STREET KLAMATH FALLS OR 97603

Grantor is lawfully seized in fee simple on the above granted premises and **SUBJECT TO:** all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$125,000.00**

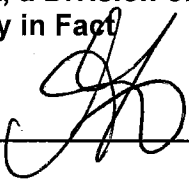
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

A Power of Attorney was recorded on the above property on 04/20/2009, Instrument # 2009-005461
in KLAMATH County Official Records

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Servicelink, a Division of Chicago Title Insurance Company

Its Attorney in Fact

By:  9/19/2009

Print: Gladys Franco

Its: Assistant Vice President

STATE OF OREGON

COUNTY OF _____

This instrument was acknowledged before me on _____ (date) by
_____. (name(s) of person(s))

Notary Public

Print Name: _____

My Commission Expires: _____

SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

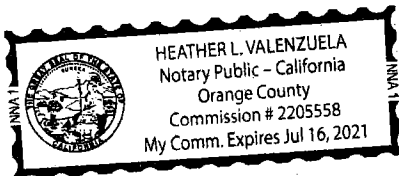
State of California)
County of Orange)

On 9/19/19 before me, Heather L. Valenzuela, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Gladys Franco
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land 75 feet by 135 feet in the E1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the E1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88°57' East 195 feet; thence North 0°35' West 439.78 feet from the Southwest corner of the SE1/4 of the NW1/4 of said Section 2; thence North 0°35' West, parallel with the West line of said SE1/4 of the NW1/4 a distance of 75 feet; thence North 89°45' East 135 feet to the East line of said E1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2; thence South 0°35' East along said East line a distance of 75 feet; thence South 89°45' West 135 feet to the point of beginning.