2023-002080

Klamath County, Oregon

03/27/2023 01:50:01 PM

Fee: \$92.00



After recording return to: ServiceLink Title Company of Oregon, LLC 3220 EL CAMINO REAL IRVINE CA 92602

Until a change is requested, all tax statements shall be sent to the following address: Bradley Dennis Saltenberger and Judah Aaron Lockwod 3709 HIGHWAY 39 Klamath Falls, OR 97603

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, Grantor, conveys and specially warrants to Bradley Dennis Saltenberger and Judah Aaron Lockwood, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

The Southerly 5 feet of the Westerly 200 feet of Tract 18 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North 100 feet of the West 200 feet of Tract 19 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is One Hundred Sixty-six thousand Four hundred and Seventy Dollars And No/100 Dollars (\$166,470,00).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the $\mathsf{date}(s)$ set forth below.

Dated this	<u> </u>	15-	2023
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Federal Home Loan Mortgage Corporation, by Servicelink NLS, LLC, as attorney in fact

By: 3-15-2023	
Its: Jason DaSilva Assistant Vice President	
STATE OF	and mank
COUNTY OF	su ztrowadadymant
The foregoing instrument was acknowledged before	ore me on, 20 by
its	on behalf of
Federal Home Loan Mortgage Corporation, by Service	•
personally known to me or has produced	as identification, and
furthermore, the aforementioned person has acknowledge and the second se	wledged that his/her signature was his/her free
and voluntary act for the purposes set forth in this	instrument.
	Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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.				
County ofOrange)			
	ather L Valenzuela, Notary Public ,			
Date " Jason DaSilva	Here Insert Name and Title of the Officer			
personally appeared	Name(s) of Signer(s)			
subscribed to the within instrument and acknow	ry evidence to be the person(s) whose name(s) is/ 湖 wledged to me that he/計學/特學 executed the same in his/將學/探過 signature(s) on the instrument 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.			
HEATHER L. VALENZUELA Notary Public - California Orange County Commission # 2366647 My Comm. Expires Jul 20, 2025	Signature of Notary Public			
Place Notary Seal Above	PTIONAL			
Though this section is optional, completing the	is information can deter alteration of the document or nis form to an unintended document.			
Description of Attached Document Title or Type of Document: Statutory Sp				
Document Date: Signer(s) Other Than Named Above:	Number of Pages:			
Capacity(les) Claimed by Signer(s) Signer's Name:	Signer's Name:			
☐ Corporate Officer — Title(s):	Corporate Officer — Title(s):			
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General			
☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator	☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator			
☐ Other:Signer Is Representing:	Other: Signer Is Representing:			