

**Prepared By:**  
Lauren Leljedal, Esq.  
200 Fleet Street, Ste. 6100  
Pittsburgh, PA 15220  
OR Bar ID: 221965

**Until a Change is Requested,  
Mail Tax Statements To:** Carol  
Burgasser and Kathleen Emmons

**Return To:**  
First American Title Insurance Co  
4795 Regent Blvd  
Irving, TX 75063

**Order Number:**  
15196973D

**2024-000943**  
**Klamath County, Oregon**  
02/06/2024 11:14:01 AM  
Fee: \$87.00

**STATUTORY SPECIAL WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, Grantor, conveys and specially warrants to **CAROL ANN BURGASSER**, unmarried, and **KATHLEEN EMMONS**, a married woman Grantee, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

**PARCEL 1:**

LOTS 3, 4 AND 5 IN BLOCK 71 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 2:**

THE E 1/2 SW 1/4 OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly known as: 7945 Egret Dr, Bonanza, OR 97623

Parcel ID: 3811-003C0-01900

The true and actual consideration for this conveyance is: Three Hundred Twenty-Four Thousand Dollars and 00/100 (\$324,000 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.

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**PCL15196973DDSWR01010102**

Highly Sensitive

Dated this 26<sup>th</sup> of January, 20 24.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: [Signature]

Its: Authorized Signor of National Default REO Services,  
LLC, A Delaware Limited Liability Company, as Attorney  
in Fact, and/or Agent

State of Texas )  
 ) ss.  
County of Dallas )

Personally appeared the above-named Jovan Schluer, as Authorized Signor for  
NATIONAL DEFAULT REO SERVICES, LLC, a Delaware Limited Liability Company, As Attorney In  
Fact and/or Agent For FEDERAL HOME LOAN MORTGAGE CORPORATION, and acknowledged  
the foregoing instrument to be his/her/their voluntary act and deed, this 26<sup>th</sup> day of January  
20 24. Before me: Jose Angel Gomez

[Signature]  
Notary Public - State of Texas

