

**Prepared By:**  
Lauren Leljedal, Esq.  
Oregon Bar ID: 22196

**Until a Change is Requested**  
**Mail Tax Statements To:**  
Ronald Isakson  
6010 Shasta Way  
Klamath Falls, OR 97603

**Return To:**  
First American Mortgage Services  
4635 44th St SE, Ste C-100  
Grand Rapids, MI 49512

**Order Number:**  
14828058D

**STATUTORY SPECIAL WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, Grantor, conveys and warrants to **RONALD ISAKSON**, married, Grantee(s), the following described real property located in Klamath County, Oregon free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

BEGINNING AT A POINT WHICH LIES 519 FEET NORTH AND EAST 660 FEET FROM THE INTERSECTION OF THE NORTH LINE OF CLIMAX STREET AND THE EAST LINE OF MADISON STREET IN SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND WHICH IS A POINT 24 FEET NORTH ALONG THE WEST LINE OF OGDEN STREET AND 660 FEET EAST OF THE NORTHWEST CORNER OF THE SCHOOL DISTRICT LOT DESCRIBED IN VOLUME 100 OF DEEDS, PAGE 269, KLAMATH COUNTY, OREGON; THENCE EAST 330 FEET; THENCE SOUTH 387 FEET; THENCE EAST 270 FEET; MORE OR LESS, TO THE WEST LINE OF PATTERSON STREET; THENCE NORTH ALONG THE WEST LINE OF PATTERSON STREET TO THE SOUTH LINE OF SHASTA WAY; THENCE WEST ALONG THE SOUTH LINE OF SHASTA WAY TO THE WEST LINE OF OGDEN STREET; THENCE SOUTH ALONG THE WEST LINE OF OGDEN STREET TO THE PLACE OF BEGINNING, BEING A PORTION OF THE W 1/2 NW 1/4 OF SECTION 1 IN TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN. EXCEPTING THEREFROM ANY PORTION THAT LIES WITHIN OGDEN STREET. ALSO EXCEPTING THEREFROM, BEGINNING AT A 5/8 INCH IRON PIN ON THE EAST LINE OF OGDEN STREET, SAID POINT BEING NORTH 0028' WEST, 24 FEET AND NORTH 89024' EAST 60 FEET FROM THE SOUTHEAST CORNER OF LOT 6, MADISON PARK, THENCE NORTH 0028' WEST ALONG THE EAST LINE OF OGDEN STREET 254.46 FEET; THENCE NORTH 89032' EAST, PERPENDICULAR TO SAID EAST LINE 270 FEET; THENCE SOUTH 0028' EAST, PARALLEL TO SAID EAST LINE 253.83 FEET; THENCE SOUTH 89024' WEST 270 FEET TO THE POINT OF BEGINNING. AND ALSO EXCEPTING THEREFROM, THAT PORTION DEEDED TO KLAMATH COUNTY, A POLITICAL SUBDIVISION FOR ROAD PURPOSES WHICH RECORDED MARCH 31, 1995 IN VOLUME M95 PAGE 7747, RECORDS OF KLAMATH COUNTY, OREGON. AND FURTHER EXCEPTING THEREFROM, A TRACT OF LAND SITUATED IN THE NW1/4 NW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PATTERSON STREET, FROM WHICH THE NW 1/16 CORNER OF SAID SECTION 1 BEARS SOUTH 89050'00" EAST 30.00 AND SOUTH 00010'00" WEST 62.05 FEET; THENCE NORTH 89051 '43" WEST 267.20 FEET; THENCE NORTH 00018'37" EAST 640.90 FEET; THENCE SOUTH 89041'23" EAST 265.60 FEET TO A POINT ON THE SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00010'00" WEST 640.10 FEET TO THE POINT OF BEGINNING , WITH BEARINGS BASED ON RECORD OF SURVEY 5679 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYORS.

Commonly known as 6010 Shasta Way, Klamath Falls, OR 97603

Parcel ID: 3909-001BB-00100

The property is free from encumbrances, EXCEPT:  
None

The true and actual consideration for this conveyance is Four Hundred and Fifty-Four Thousand Nine Hundred Dollars and Zero Cents (\$454,900.00).

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.

Dated this 26<sup>th</sup> day of September, 2024.

FEDERAL HOME LOAN MORTGAGE CORPORATION, by National Default REO Services, LLC, A Delaware Limited Liability Company, as Attorney in Fact and/or agent

By: [Signature]  
Jovan Schluer  
Printed Name

Its: Authorized Signor

State of Texas )  
County of Dallas ) ss.

This instrument was acknowledged the before me on this this 26<sup>th</sup> day of September, 2024 by 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.

[Signature]  
Notary Public – State of Texas

