

Prepared By:  
Lauren Lejedal, Esq.  
Oregon Bar ID: 22196

Until a Change is Requested  
Mail Tax Statements To:  
Scott Ryan Cox and Meredith Cox  
1718 Wall St  
Klamath Falls, OR 97601

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

Order Number:  
14942487E

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and warrants to SCOTT RYAN COX, and MEREDITH COX, as tenants by the entirety, 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:

LOT 4 IN BLOCK 57, SECOND ADDITION TO HOT SPRINGS IN THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as 1718 Wall St, Klamath Falls, OR 97601

Parcel ID: 3809-028CC-05000 / 372705

The property is free from encumbrances, EXCEPT:  
None

The true and actual consideration for this conveyance is One Hundred Eighty-Nine Thousand Nine Hundred Dollars and Zero Cents (\$189,900.00).

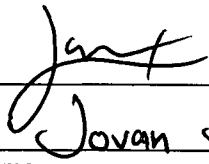
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

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Dated this 16<sup>th</sup> day of September, 2024.

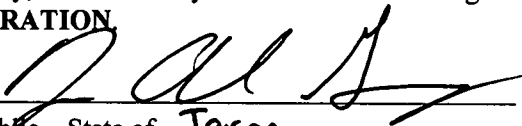
**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By:   
Printed Name Jovan Schluer  
Authorized Signer of National Default REO Services, LLC,  
A Delaware Limited Liability Company, as Attorney in Fact  
Its: and/or Agent

State of Texas )  
 ) ss.

County of Dallas )

This instrument was acknowledged the before me on this this 16<sup>th</sup> day of September, 2024 by Jovan Schluer, as Authorized Signer of National Default REO Services, LLC, A Delaware Limited Liability Company, as Attorney in Fact and/or Agent for **FEDERAL HOME LOAN MORTGAGE CORPORATION**

  
Notary Public – State of Texas

