

2025-011497

Klamath County, Oregon

12/24/2025 11:20:01 AM

Fee: \$97.00

Commitment Number: 240284766

Seller's Loan Number: 1288183

RECORDING REQUESTED BY:

ServiceLink

AFTER RECORDING RETURN TO:

Jimmie R. Hogue and Carla L. Hogue, Rylie Hogue and James B. Hogue

7649 BOOTH ROAD

Klamath Falls, OR 97603

MAIL TAX STATEMENTS TO:

Jimmie R. Hogue and Carla L. Hogue, Rylie Hogue and James B. Hogue

7649 BOOTH ROAD

Klamath Falls, OR 97603

Account Number: 590630

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16th day of December, 2025, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC")**, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, whose address is 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **Jimmie R. Hogue and Carla L. Hogue, Husband and Wife, Rylie Hogue, A Single Man, and James B. Hogue, A Single Man, not as tenants in common, but with rights of survivorship**, whose tax mailing address is 7649 BOOTH ROAD, Klamath Falls, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Sixty Five Thousand Dollars and Zero Cents (\$365,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Klamath County, State of Oregon:

A portion of Tract 20 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin 37.4 feet Westerly from an iron pin which marks the Southeast corner of Tract 20 of JUNCTION ACRES, as filed in the County Clerk's office of Klamath County, Oregon, and running thence West a distance of 150 feet along the South line of Tract 20, which line is also the North right of way line of the County Road, to an iron pin; thence Northerly parallel to the line between Tract 20 and 21 a distance of 464.8 feet to an iron pin, thence Easterly parallel to the South line of Tract 20 a distance of 150 feet to an iron pin, thence South along a line parallel to the line between Tract 20 and 21, 464.8 feet, more or less to the point of beginning, situate in the SW1/4 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Property commonly known as: 7649 BOOTH ROAD, Klamath Falls, OR 97603

Prior instrument reference: 2024-004254, Recorded: 05/29/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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 said Grantor has hereunto set their hand and seal on this 16 day of December, 2025

FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, By ServiceLink, LLC, as Attorney-in-Fact

By: Lauren Helen Pyzoha

Print Name: Lauren Helen Pyzoha

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on this 16 day of December, 2025 by Lauren Helen Pyzoha as ASSISTANT VICE PRESIDENT of **ServiceLink, LLC, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.**

Alyssa Marie Bresnay
Notary Public

Notary Public for State of Pennsylvania

My Commission Expires May 24, 2028

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries