

02 DEC 18 AM 10:56

Vol M02 Page 73700

K58658
WARRANTY DEED

State of Oregon, County of Klamath
Recorded 12/18/2002 10:56 a m.
Vol M02, Pg 73700-01
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

5100961662

KNOW ALL MEN BY THESE PRESENTS THAT Washington Mutual Bank, FA, successor to Washington Mutual Home Loans Inc. F/K/A PNC Mortgage Corp. of America, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by The Secretary of Housing and Urban Development, his successors in interest or assigns as such, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 22, 23, and 24, in Block 30 of Second Addition to the City of Klamath Falls, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever, and said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT: - General Taxes, together with interest and penalty, if any; AND - Easements, Restrictions, Covenants or Conditions imposed by instrument or contained on the face of the plat, if any;

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,161.71.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

THIS INSTRUMENT WILL 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 APPROVED USES.

WARRANTY DEED

Washington Mutual Bank, FA, successor to Washington Mutual Home
Loans Inc. F/K/A PNC Mortgage Corp. of America

Grantor

to

The Secretary of Housing and Urban Development

Grantee

Hammons, Mark W./7432.20426

After recording return to:

Northwest Trustee Services, LLC

Attention: Winston Khan

P. O. Box 4143

Bellevue, WA 98009-4143

Mail tax statements to:

Dept. of Housing and Urban Development

C/o Golden Feather Realty Services, Inc.

1600 Sacramento Inn Way, Suite 220

Sacramento, CA 95815

Kal.-

Effective this 9th day of December, 20 02. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Loans Inc. F/K/A PNC Mortgage Corp. of America

Washington Mutual Bank, FA, successor to Washington Mutual Home

Karen Batt
By: Karen Batt, Vice President
Title: _____

State of Illinois)
County of Lake) ss.

This instrument was acknowledged before me on 12-9-02 by Karen Batt as Vice President of Washington Mutual Bank, FA, successor to Washington Mutual Home Loans Inc. F/K/A PNC Mortgage Corp. of America.

Callie L Wittrock
Notary signature
My commission expires: _____

