

03 MAR 14 PM 12:01



After recording return to:

Laurance O Phillips

2021 Eberlein

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Laurance O Phillips

2021 Eberlein

Klamath Falls, OR 97601

Escrow No. 02022068

Title No. 81645

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 15462

State of Oregon, County of Klamath

Recorded 03/14/2003 12:01 pm.

Vol M03 Pg 15462

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY SPECIAL WARRANTY DEED

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., ITS SUCCESSORS AND ASSIGNS, Grantor, conveys and specially warrants to LAURANCE O PHILLIPS, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 19, Block1, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County

SUBJECT TO: Easements, Covenants, Conditions and Restrictions of record, if any

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$27,500.00

Dated this 7<sup>th</sup> day of March, 2003

Mel Martinez, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., ITS SUCCESSORS AND ASSIGNS

BY: GOLDEN FEATHER REALTY SERVICES, INC., its Attorney-in-Fact

By: *Regina Griffith*

STATE OF CALIFORNIA

County of SACRAMENTO } ss.

This instrument was acknowledged before me on this 7 day of March, 2003  
by *Regina Griffith* as Attorney in Fact for Golden Feather Realty  
Services, Inc., Attorney-in-Fact for the Secretary of Housing and Urban Development



*Tricia Herrera*

Notary Public for California

My commission expires: 12/24/06