

03 MAR 28 PM 2:55



After recording return to:

Garrett D. Done 431-308 724
1847 Burns Street
Klamath Falls, OR 97603

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

Garrett D. Done
1847 Burns Street
Klamath Falls, OR 97603

Escrow No. 03020623
Title No. FAST# 127743

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 03/28/2003 2:55 p.m.
Vol M03 Pg 19082
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

STATUTORY SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development, his successors in interest or assigns as such, Grantor, conveys and specially warrants to Garrett D. Done and Shanna L. Done, husband and wife, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

The Easterly 113 feet of Lot 38, Fair Acres Subdivision No. 1, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion taken for the widening of Kane Street by instrument recorded in Book 349, page 474, Deed records of Klamath County, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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 \$74,000.00

Dated this 26th day of March, 2003.

MEL MARTINEZ, Secretary of Housing and Urban Development, his successors in interest or assigns as such

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 26 day of March, 2003
by Regina Griffith as Attorney-in-Fact for the Secretary of Housing and Urban Development



Tricia Herrera
Notary Public for California
My commission expires: 12/24/06

K21.