

03 AUG 25 PM 3:17

K-57170
WARRANTY DEED

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1513834524

KNOW ALL MEN BY THESE PRESENTS THAT Chase Manhattan Mortgage Corporation, 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:

Lot 51 and the South 20 feet of Lot 52-B of Lakeshore Gardens, 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 \$ 119,095.07.

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.

State of Oregon, County of Klamath
Recorded 08/25/2003 3:17P m
Vol M03 Pg 62400-01
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

Chase Manhattan Mortgage Corporation
Grantor

to

The Secretary of Housing and Urban Development
Grantee

Blackard, Richard D./7037.24850

After recording return to:

Northwest Trustee Services, LLC

Attention: Becky Baker

P. O. Box 4143

Bellevue, WA 98009-4143

Mail tax statements to:

Dept. of Housing and Urban Development

Golden Feather Realty Services, Inc.

1600 Sacramento Inn Way, #220

Sacramento, CA 95815

\$26.00

62401

Effective this 14th day of August, 2003. 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.


Chase Manhattan Mortgage Corporation


 By: CONNIE J. SMITH
 Title: VICE PRESIDENT

State of OHIO)
) ss.
 County of FRANKLIN)

CONNIE J. SMITH

This instrument was acknowledged before me on 8-14-03 by CONNIE J. SMITH as
VICE PRESIDENT of Chase Manhattan Mortgage Corporation.


 Notary signature
 My commission expires: _____



SHARON L. GEARHEART
 Notary Public, State of Ohio
 My Commission Expires 10-14-2003