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	<p>This space reserved for recorder's use.</p> <p>Vol <u>M03</u> Page <u>71152</u></p> <p>State of Oregon, County of Klamath Recorded 09/24/03 <u>11:19a</u> m Vol M03 Pg <u>71152-55</u> Linda Smith, County Clerk Fec \$ <u>36.00</u> # of Pgs <u>4</u></p>
Grantor's Name and Address	
Grantee's Name and Address	
After recording return to:	
Walter L. Moden and Donna L. Moden	
4747-A S. 6 <sup>th</sup> Street	
Klamath Falls, OR 97603	
Name, Address, Zip	
Until a change is requested all tax statements shall be sent to the following address:	
Same as Above	
Name, Address, Zip	

Form No. 967 - Special Warranty Deed  
Case # 431-276981

**SPECIAL WARRANTY DEED - STATUTORY FORM**

The Secretary of Housing and Urban Development, Grantor, conveys and warrants to Walter L. Moden and Donna L. Moden, as Tenants by the Entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

See Exhibit A attached hereto and made a part hereof.

The property is free of all encumbrances created or suffered by the grantor except: See Exhibit B attached hereto and made a part hereof.

The true consideration for this conveyance is \$56,000.00. (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal, if any, affixed on September 17<sup>th</sup> 2003.

**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.**

Mel Martinez, The Secretary of Housing and Urban Development  
of Washington D.C., its successors and/or assigns

By: Regina Duffith  
attorney-in-fact  
Its:

36.00

71153

State of California

County of Sacramento} ss.

I certify that I know or have satisfactory evidence that Regina Huflith is/ are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it is the Attorney in Fact for Mel Martinez, Secretary of Housing and Urban Development his/her successors in office to be free and voluntary act of such party(ies) for the uses and purpose mentioned in the instrument.

Dated: 9/17/03



Tricia Herrera  
Notary Public in and for the State of California  
Residing at: Sacramento County  
My appointment expires 12/24/06

Tricia Herrera

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 1 and 2, Block 5 of THIRD ADDITION TO ALTAMONT 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 a point which is 99.85 feet West from the Northeast corner of Lot 1, in Block 5 of THIRD ADDITION to ALTAMONT ACRES in Klamath County, Oregon, as platted and recorded; thence running South 238.9 feet to the North line of Lot 3 in said Block 5; thence at right angles West along the said North line of Lot 3, a distance of 99.85 feet; thence at right angles North a distance of 238.9 feet to the North line of said Lot 1, in Block 5; thence at right angles East along said North line of said Lot 1, a distance of 99.85 feet to the point of beginning, being an equal one-third part of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres.

Account No.: 3809-010CA-02800-000

Key No.: 543585

Taxes for the fiscal year 2003-2004, a lien not yet due and payable  
Account No.: 3809-010CA-02800-000

Key No.: 543585  
Code No.: 041

The premises herein described are within and subject to the statutory powers including the power of assessment and easements of South Suburban Sanitary district.  
(\$236.32 levied to Tax Roll.)

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Application and Agreement for Exemption from Payment of Assessments;

Dated: November 12, 1985

Recorded: November 25, 1985

Volume: M85, page 19336, Microfilm Records of Klamath County, Oregon

By and between: Hugh C. Radspinner and Klamath Irrigation District

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.

Reservation in deed executed by Western Cities Company, a corporation, to Alden A. Clemens and Sylvia Clemens, husband and wife, dated November 2, 1931, recorded November 13, 1991 in Volume 96, Page 300, Deed Records of Klamath County, Oregon, as follows:

"The right is also reserved by the grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties.