

04 JAN 12 AM 11:21



After recording return to:
Brian Brown and Danita Brown
1826 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Brian Brown and Danita Brown
1826 Homedale Road
Klamath Falls, OR 97603

File No.: 5035-311400 (sc)
Date: December 17, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 01418

State of Oregon, County of Klamath
Recorded 01/12/2004 11:21 a m
Vol M04 Pg 1418-19
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY SPECIAL WARRANTY DEED

Alphonso Jackson, The Secretary of Housing & Urban Development, his successors in interest or assigns as such, an estate in fee simple, Grantor, conveys and specially warrants to Brian Brown and Danita Brown, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 59 of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$70,450.00.**

26 F

01419

APN:

Statutory Special Warranty Deed
- continued

File No.: 5035-311400 (sc)
Date: 12/17/2003

Alphonso Jackson, The Secretary of Housing & Urban
Development, his successors in interest or assigns as
such, an estate in fee simple

Eric J. Reyes atty-in-fact
By: _____
Attorney-in-Fact

STATE OF California)
)ss.
County of Sacramento)

This instrument was acknowledged before me on this 5 day of January, 2004
by Eric J. Reyes as Attorney-In-Fact of Alphonso Jackson, The Secretary
of Housing & Urban Development, his successors in interest or assigns as such, an estate in fee simple, on
behalf of the .



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