

2007-002768

Klamath County, Oregon



00015356200700027680020028

02/16/2007 11:13:00 AM

Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

1st-968237

After recording return to:
Glenn A. Wallerstedt, Jr. and Heide K.
Wallerstedt
5330 Sturdivant
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Glenn A. Wallerstedt, Jr. and Heide K.
Wallerstedt
5330 Sturdivant
Klamath Falls, OR 97603
File No.: 20746719 (431-309115) (TS)
Date: January 30, 2007

STATUTORY SPECIAL WARRANTY DEED

Secretary of Housing & Urban Development, Grantor, conveys and specially warrants to **Glenn A. Wallerstedt, Jr. and Heide K. Wallerstedt, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

The Northerly 50.1 feet of Lot 10, and the Southerly 12.9 feet of Lot 11, Block 4, First Addition to Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is **\$98,000.00**.

26-F

Dated this 13th day of February, 2007.

In witness whereof, the undersigned has set his/her hand as a principal and/or officer of HMBT, Management and Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

Secretary of Housing and Urban Development

By: Bruce E. Anderson (Seal)

Bruce E Gardner
(Type or Print Name)

Contract Manager
(Type or Print Title)

STATE OF Washington)
)-SS
COUNTY OF King)

On February 13, 2007 personally appeared before me Bruce E Gardner
 _____ who executed the foregoing instrument for and on behalf of the
 Secretary of Housing and Urban Development.

Dated: 2/13/07

Kim Glass
Kim Glass
(Type or Print Name)

Notary Public in and for the State of WA
Residing at: Auburn
My appointment expires: 12/29/10

