

UTC 84542

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

2009-003085

Klamath County, Oregon



00061749200900030850020024

03/02/2009 11:32:49 AM

Fee: \$26.00

GRANTOR'S NAME:
The Secretary of Housing and Urban
Development, his successors in interest or
assigns

GRANTEE'S NAME:
Tammie Rose McArdle

SEND TAX STATEMENTS TO:
Tammie Rose McArdle
40 E Mayfair Ct #2
Spokane, WA 98208

AFTER RECORDING RETURN TO:
Tammie Rose McArdle
145625 Post Ct
LaPine, OR 97739

Escrow No: 20090004696-FTPOR05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

The Secretary of Housing and Urban Development, his successors in interest or assigns
Grantor, conveys and specially warrants to

Tammie Rose McArdle
Grantee, the following described real property free and clear of encumbrances created or suffered by the
grantor except as specifically set forth below:

Lot 45, Block 1, TRACT NO. 1098, SPLIT RAIL RANCHOS, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR
PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT
OR PARCEL, 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 195.300, 195.301 AND 195.305 TO
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$60,000.00

Dated February 26, 2009;

The Secretary of Housing and Urban Development,
his successors in interest or assigns

BY:

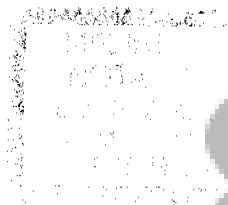
26amt

State of WA
COUNTY of King

This instrument was acknowledged before me on Feb 26, 2009
BY: Bruce E. Gardner

As Authorized Signer
for The Secretary of Housing & Urban Development of Washington D.C..

Melissa Hane Notary Public - State of WA
My commission expires: 9/9/2010



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