

2009-008293

Klamath County, Oregon



00067850200900082930020021

06/15/2009 03:08:26 PM

Fee: \$26.00

**WARRANTY DEED**

1st 1332942

**KNOW ALL MEN BY THESE PRESENTS THAT** Chase Home Finance LLC, 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 c/o Harrington, Moran & Barksdale, Inc. 20829 72<sup>nd</sup> Ave. South, Suite 115, Kent, WA 98032, 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 6 in Block 3 of Tract 1060, Sun Forest Estates, 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 \$ 119,844.78.  
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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

**WARRANTY DEED**

Chase Home Finance LLC  
Grantor

to

The Secretary of Housing and Urban Development c/o Harrington, Moran & Barksdale, Inc. 20829 72<sup>nd</sup> Ave. South, Suite 150, Kent, WA 98032.

Grantee

O'DONNELL, ROBERT M. and O'DONNELL, ROSEMARIE/7037.17628

**After recording return to:**

Northwest Trustee Services, Inc.  
Attention: Post Sale Dept.  
P. O. Box 997  
Bellevue, WA 98009-0997

**Mail tax statements to:**

Harrington, Moran & Barksdale, Inc.  
20829 72<sup>nd</sup> Ave. South, Suite 150  
Kent, WA 98032.

420

Effective this 11<sup>th</sup> day of June, 20 09. 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 Home Finance LLC

Christina Trowbridge  
By: Christina Trowbridge  
Title: Vice President

State of Ohio )  
County of Franklin ) ss.

This instrument was acknowledged before me on 3/27/09 by Christina Trowbridge as  
Vice President of Chase Home Finance LLC.

Jennifer M. Jacoby  
Notary signature  
My commission expires: \_\_\_\_\_



JENNIFER M. JACOBY  
Notary Public, State of Ohio  
My Commission Expires 05-28-2012