

2009-010512

Klamath County, Oregon



00070520200900105120020024

08/04/2009 11:20:41 AM

Fee: \$26.00

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** Flagstar Bank, FSB, 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 14 in Block 8, Wagon Trail Acreages No. 1, Second Addition, 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 \$214,695.35. 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**

Flagstar Bank, FSB

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

Grimm, Ken E./7081.21144

**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.

FLW

Effective this 31<sup>st</sup> day of July, 2009. 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.

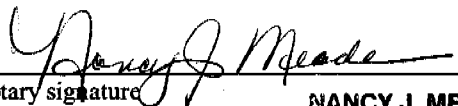
Flagstar Bank, FSB

By: 

Title: \_\_\_\_\_

State of Michigan )  
County of Oakland ) ss.

This instrument was acknowledged before me on 2/18/09 by Robert L. Stoudemire as Vice Pres. of Flagstar Bank, FSB.

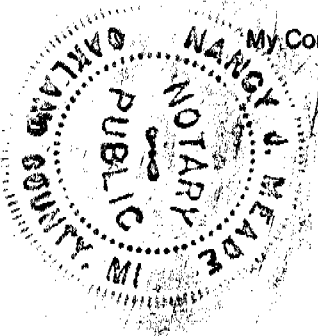
  
Notary signature

**NANCY J. MEADE**

My commission expires; ~~Notary Public, State of Michigan~~

County of Oakland

My Commission Expires April 3, 2012



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