

WTC 8/10/22  
RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

2010-001292

Klamath County, Oregon

GRANTOR'S NAME:

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



00078898201000012920020028

GRANTEE'S NAME:

Bret N Richards and Sandy R Richards

01/28/2010 03:23:04 PM

Fee: \$42.00

SEND TAX STATEMENTS TO:

Bret N Richards and Sandy R Richards  
P.O. Box 2367  
Estacada, OR 97023

AFTER RECORDING RETURN TO:

Bret N Richards and Sandy R Richards  
PO Box 2367  
Estacada, Or 97023

Escrow No: 20090024276-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 successor in interest or assigns Grantor, conveys and specially warrants to

Bret N Richards and Sandy R Richards \*Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 6 in Block 3, SUN FOREST ESTATES TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of 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 \$50,000.00

\*As Tenants by the Entirety

Dated January 22, 2010;

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

BY: 

42 amt

State of WA  
COUNTY of King

This instrument was acknowledged before me on Jan 20, 2010  
BY: Danielle Anderson  
As Authorized Signer  
for The Secretary of Housing & Urban Development of Washington D.C..

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

