

NTC 87144

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

2010-004694
Klamath County, Oregon

GRANTOR'S NAME:
Secretary of Housing & Urban Development



GRANTEE'S NAME:
Heidi Ann Fretwell

04/19/2010 03:11:27 PM

Fee: \$47.00

SEND TAX STATEMENTS TO:
Heidi Ann Fretwell
443 N Laguna
Klamath Falls, Or 97601

AFTER RECORDING RETURN TO:
Heidi Ann Fretwell
505 N 5th Street
Klamath Falls, OR 97601

Escrow No: 20100002411-FTPOR05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Secretary of Housing & Urban Development Grantor, conveys and specially warrants to

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$80,000.00

Dated April 14, 2010;

Secretary of Housing & Urban Development

BY:

47amt

attached to Special Warranty Deed dated April 14, 2010

State of WA
COUNTY of King

This instrument was acknowledged before me on 4/15, 2010

BY: Bruce EGARDNER

As Authorized Signer

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

[Signature] 3/18/13 Notary Public - State of WA

My commission expires:

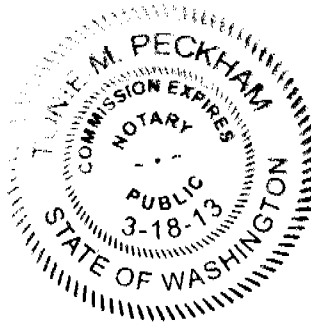


EXHIBIT "A"
LEGAL DESCRIPTION

The Northwesterly 50 feet of Lot 6, Block 43 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly as follows:

Beginning at the most Westerly corner Lot 6, Block 43 of FIRST ADDITION to the City of Klamath Falls; thence Southerly along the Easterly line of Fifth Street, 50 feet; thence Easterly at right angles to Fifth Street, 52.1 feet; thence Northwesterly parallel with Fifth Street and along the lot lines of Lots 6 and 7 of said Block 43, 50 feet; thence Westerly along the Southerly line of the alley in said Block 43, 52.1 feet to the place of beginning, being the Northwesterly 50 feet of Lot 6 in said Block and Addition.