

1172 87325  
RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

2010-004926  
Klamath County, Oregon

GRANTOR'S NAME:  
Secretary of Housing and Urban Development of  
Washington DC, it's successors and/or assigns



GRANTEE'S NAME:  
Daniel Edward Sprouse

04/26/2010 11:27:02 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:  
Daniel Edward Sprouse  
4000 Kruse Way Pl, Ste 3-230  
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:  
Daniel Edward Sprouse  
4000 Kruse Way Pl Ste 3-230  
Lake Oswego, Or 97035

Escrow No: 20100004388-FTPOR05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Secretary of Housing and Urban Development of Washington DC, it's successors and/or assigns Grantor,  
conveys and specially warrants to

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

unit 10769, (Preddy Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1, 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, 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 \$48,000.00

Dated April 16, 2010;

Secretary of Housing and Urban Development of  
Washington DC, it's successors and/or assigns

BY: *Daniel Edward Sprouse*

attached to a Special Warranty Deed dated April 16, 2010

State of WA  
COUNTY of King

This instrument was acknowledged before me on April 21, 2010  
BY: Danielle Amador  
As Authorized Signer  
for The Secretary of Housing & Urban Development of Washington D.C..

Melissa R. Hall Notary Public - State of WA  
My commission expires: 9/9/10

