

NTC 80978

2010-005040

Klamath County, Oregon



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04/28/2010 03:27:31 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Hershner Hunter, LLP  
Attn: Pablo J. Valentine  
P. O. Box 1475  
Eugene, OR 97440

UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHOULD BE  
SENT TO THE FOLLOWING ADDRESS:

Michaelson, Conner, and Boul:  
4400 Will Rogers Parkway, Suite 300  
Oklahoma City, OK 73108

Loan No. 188396445

### SPECIAL WARRANTY DEED - STATUTORY FORM

Oregon Housing and Community Services Department, State of Oregon, Grantor, hereby conveys and specially warrants to the Secretary of Housing and Urban Development, Washington, D.C., and his Successors and Assigns, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 68, TRACT 1437-THE WOODLANDS PHASE 2, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

✓

Except easements, reservations and restrictions of record.

The true consideration for this conveyance is other than money.

Grantor intends to merge fee title to the property with the lien of the trust deed originally recorded February 21, 2008 as Document No. 2008-002228 and assigned to Grantor by instrument recorded December 30, 2008 as Document No. 2008-016923.

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

42pmt

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.

DATED: April 22, 2010.

OREGON HOUSING AND COMMUNITY  
SERVICES DEPARTMENT, STATE OF  
OREGON

By *Gay Jurgensen*  
Gay Jurgensen  
Loan Servicing Specialist

STATE OF OREGON )  
 ) ss.  
COUNTY OF Marion )

The foregoing instrument was acknowledged before me on April 22, 2010, by Gay Jurgensen, Loan Servicing Specialist of Oregon Housing and Community Services Department, State of Oregon.



*Craig E. Tillotson*  
Notary Public for Oregon  
My Commission Expires: 4-11-13