

UTK 87634-LW

2010-006870

Klamath County, Oregon



THIS SPACE



00085366201000068700020024

06/04/2010 03:21:36 PM

Fee: \$42.00

After recording return to:

TRACY MURPHY

2053 RECLEMATION AVE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

TRACY MURPHY

2053 RECLEMATION AVE

KLAMATH FALLS, OR 97601

Escrow No. MT87634-LW

Title No. 0087634

SWD-EM r.012910

STATUTORY WARRANTY DEED

**FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, TRUSTEE FOR THE
BENEFIT OF OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF
OREGON.**, Grantor(s) hereby convey and warrant to **TRACY MURPHY**, Grantee(s) the following
described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except
as specifically set forth herein:

The Easterly 33 1/2 feet of Lot 789, Block 105, MILLS 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.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

The true and actual consideration for this conveyance is **\$54,900.00**.

42AMJ

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.

Dated this 3rd day of June, 2010.

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, TRUSTEE FOR THE BENEFIT OF OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON.

BY: [Signature]
AS: Debt Manager

State of Oregon
County of Marion

This instrument was acknowledged before me on June 3, 2010 by Robert Larson as: Debt Manager of FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, TRUSTEE FOR THE BENEFIT OF OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON..

[Signature]
(Notary Public for Oregon)
My commission expires 4-11-13

