

WTC 87608-DS



THIS SPACE

2010-011508  
Klamath County, Oregon



09/28/2010 03:29:34 PM

Fee: \$42.00

After recording return to:

JAIME COVIAN

P. O. Box 433

Malin, OR 97632

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

JAIME COVIAN

P. O. Box 433

Malin, OR 97632

Escrow No. MT87608-DS

Title No. 0087608

SWD-EM r.012910

### STATUTORY WARRANTY DEED

UNITED STATES OF AMERICA, RURAL DEVELOPMENT, Grantor(s) hereby convey and warrant to **JAIME COVIAN**, 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:

Lots 1 and 2 in Block 59 of City of Malin, 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 **\$52,000.00**.

429mct

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 15<sup>th</sup> day of June, 2010.

UNITED STATES OF AMERICA, RURAL DEVELOPMENT

BY: Barrie R. Lasure  
BARRIE R. LASURE, AREA DIRECTOR

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on JUNE 15, 2010 by BARRIE R. LASURE, AREA DIRECTOR OF THE UNITED STATES OF AMERICA, RURAL DEVELOPMENT.

Preston Wade Hiatt  
(Notary Public for Oregon)  
My commission expires 3/4/2013

