



2011-000475

Klamath County, Oregon

THIS SPAC



00095331201100004750020028

01/13/2011 11:32:46 AM

Fee: \$42.00

After recording return to:

RIZE CHAVARRIA

14428 Crossdale Ave
Norwalk, CA 90650

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

RIZE CHAVARRIA

14428 Crossdale Ave
Norwalk, CA 90650

Escrow No. MT89164-LW

Title No. 0089164

SWD-EM r.012910

STATUTORY WARRANTY DEED

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,
Grantor(s) hereby convey and warrant to **RIZE CHAVARRIA**, 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:

Lot 19, Block 301, DARROW 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 **\$69,000.00**.

42Amf

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 28th day of December, 2010.

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON

BY: Guy Jurgensen

State of Oregon
County of Marion

This instrument was acknowledged before me on December 28th, 2010
by Guy Jurgensen AS Loan Servicing Specialist OREGON HOUSING AND
COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON

Craig E. Tillotson
(Notary Public for Oregon)

My commission expires 4-11-13

