

NOT 89651-LW

2011-001017

Klamath County, Oregon



THIS SPACE



00095983201100010170020028

01/27/2011 11:35:51 AM

Fee: \$42.00

After recording return to:

ANGEL BARAJAS MACIAS

~~2844 SUMMERS LANE~~ P.O. BOX 436

~~KLAMATH FALLS, OR 97603~~ MALIN, OR 97632

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

ANGEL BARAJAS MACIAS

~~2844 SUMMERS LANE~~ P.O. BOX 436

~~KLAMATH FALLS, OR 97603~~ MALIN, OR 97632

Escrow No. MT89651-LW

Title No. 0089651

SWD-EM r.012910

### STATUTORY WARRANTY DEED

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,  
Grantor(s) hereby convey and warrant to ANGEL BARAJAS MACIAS, 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:

A tract of land more particularly described as follows:

Beginning at a point which lies on the West right of way line of Summers Lane, North  
1° 14' West a distance of 680.3 feet and South 9° 26' West a distance of 30 feet from  
the iron pin which marks the Section corner common to Sections 2, 3, 10 and 11,  
Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon  
and running thence; Continuing South 89° 26' West a distance of 175 feet to an iron  
pin; thence, North 1° 14' West a distance of 72.2 feet to an iron pin; thence North  
89° 26' East a distance of 175 feet to an iron pin on the Westerly right of way line  
of Summers Lane; thence South 1° 14' East along the Westerly right of way line of  
Summers Lane a distance of 72.2 feet, more or less, to the point of beginning, the  
S1/2 S1/2 N1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the  
Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying in Mack Avenue.

424m

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 **\$45,000.00**.

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 25<sup>th</sup> day of January, 2011.

Gay Jorgensen <sup>(S)</sup> Loan Specialist OF OREGON HOUSING AND COMMUNITY SERVICES  
DEPARTMENT, STATE OF OREGON

State of Oregon

County of Marion

This instrument was acknowledged before me on January, 2011 by Gay Jorgensen as Loan Specialist of OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON.

Craig E. Tillotson

(Notary Public for Oregon)

My commission expires 4-11-13

