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2011-003914

Klamath County, Oregon



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03/23/2011 03:06:51 PM

Fee: \$37.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Secretary of Housing and Urban Development,
His successors and assigns

GRANTEE'S NAME:
Michael S. Crofoot and Denae Crofoot

SEND TAX STATEMENTS TO:
Michael S. Crofoot and Denae Crofoot
~~2300 Main St.~~ 1406 LOOKOUT AVE
Klamath Falls, OR ~~97603~~ 97601

AFTER RECORDING RETURN TO:
Michael S. Crofoot and Denae Crofoot
~~2300 Main St.~~ 1406 LOOKOUT AVE
Klamath Falls, OR ~~97603~~ 97601

Escrow No: 20110025629-FTPOR05

431-428873

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Secretary of Housing and Urban Development, His successors and assigns Grantor, conveys and specially warrants to

Michael S. Crofoot and Denae Crofoot Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The Westerly 40 feet of Lot 1 in Block 5 of DIXON ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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.

The true consideration for this conveyance is \$14,105.00.

Dated 3/21/11:

Secretary of Housing and Urban Development, His successors and assigns

BY: Sara J. Scott
Sara J. Scott, Closing Manager

State of California
COUNTY of Sacramento

This instrument was acknowledged before me on March 21, 2011

by Sara J. Scott
as Authorized Representative
of Secretary of Housing and Urban Development, His successors and assigns

[Signature], Notary Public - State of California
My commission expires:



37AND