

WRC 90290

2011-006295
Klamath County, Oregon



05/19/2011 11:24:53 AM Fee: \$37.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
The Secretary of Housing and Urban
Development of Washington D.C., its successors
and/or assigns
GRANTEE'S NAME:
Kacie M. Smith and Earl L. Kilpatrick
SEND TAX STATEMENTS TO:
Kacie M. Smith and Earl L. Kilpatrick
10726 Vincent Drive
Klamath Falls, OR 97603
AFTER RECORDING RETURN TO:
Kacie M. Smith and Earl L. Kilpatrick
10726 Vincent Drive
Klamath Falls, OR 97603 Escrow No:
20110027131-FTPOR05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

The Secretary of Housing and Urban Development of Washington D.C., its successors and/or assigns
Grantor, conveys and specially warrants to

Kacie M. Smith and Earl L. Kilpatrick

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

Unit 10726 (Vincent Drive) Tract 1365 FALCON HEIGHTS CONDOMINIUMS, STAGE 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 \$44,000.00.

Dated 5/17/11 if a corporate grantor, it has caused its name to be signed by order of its board of
directors



The Secretary of Housing and Urban Development
of Washington D.C., its successors and/or assigns

BY: Soloe Morris Closing Special St
Soloe Morris

State of California Sacramento
COUNTY of

This instrument was acknowledged before me on May 17, 2011

by Soloe Morris
as Authorized Representative

of The Secretary of Housing and Urban Development of Washington D.C., its successors and/or assigns
Carole Fujisaki Notary Public - State of California

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