

WTZ 90700

2011-08822

Klamath County, Oregon



00105362201100088220020022

08/01/2011 11:21:30 AM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
The Secretary of Housing and Urban
Development
GRANTEE'S NAME:
Craig V. Hansen
SEND TAX STATEMENTS TO:
Craig V. Hansen
4876 Uhrmann Road
Klamath Falls, OR 97603
AFTER RECORDING RETURN TO:
Craig V. Hansen
4876 Uhrmann Road
Klamath Falls, OR 97601
Escrow No: 20110030901-FTPOR05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

The Secretary of Housing and Urban Development Grantor, conveys and specially warrants to

Craig V. Hansen

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

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 \$85,000.00.

Dated 7/28/11; 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

BY: 

CINDY CANO

AUTHORIZED AGENT

State of California
COUNTY of Orange

This instrument was acknowledged before me on July 28, 2011

by Cindy Cano
as Authorized Representative
of The Secretary of Housing and Urban Development.

Diana R. Corral, Notary Public - State of California

My commission expires: 6-14-12

20110030901-FTPOR05
Deed (Special Warranty - Statutory Form)



42pht

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being the S1/2 of Parcel C as shown on Survey No. 3376, as recorded in the office of the Klamath County Surveyor, said tract situated in the S1/2 SE1/4 of Section 7, and the N1/2 NE1/4 of Section 18, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Uhrman Road, said point being North 89°43'12" West 365.16 feet and North 31°46'03" West 233.14 feet from the corner common to Sections 7, 8, 17 and 18 of said Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 689.18 feet; thence South 21°29'00" East 657.17 feet; thence South 89°11'24" East 834.56 feet to a 5/8 inch iron pin on the Westerly right of way line of said Uhrman Road; thence North 31°46'03" West along said Westerly right of way line, 500.00 feet; thence North 89°43'12" West 364.53 feet; thence North 31°46'03" West 141.24 feet; thence South 89°43'12" East 364.53 feet to a 5/8 inch iron pin on the said Westerly right of way line; thence North 31°46'03" West 91.90 feet to the point of beginning, with bearings based on said Survey No. 3376.