

W090895-LW

2011-009584

Klamath County, Oregon

THIS SPACE



00106311201100095840020027

08/19/2011 03:06:58 PM

Fee: \$42.00

After recording return to:

RICHARD J. MCMAHON

10470 MCGUIRE AVENUE

KLAMATH FALLS, OR 97603

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

RICHARD J. MCMAHON

10470 MCGUIRE AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT90895-LW

Title No. 0090895

SWD r.042611

STATUTORY WARRANTY DEED

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,

Grantor(s), hereby convey and warrant to

RICHARD J. MCMAHON,

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:

Unit 10470 (McGuire Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS STAGE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$72,500.00**.

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:

Any conveyance of the herein described property must contain the following:

Grantor conveys and specially warrants to Richard J. McMahon, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-015949 except as specifically set forth below.....

2011-2012 Real Property Taxes a lien not yet due and payable.

42pml

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 11th day of August, 2011.

Gay Jorgensen AS LOAN SERVICING
SPECIALIST OF
OREGON HOUSING AND COMMUNITY SERVICES
DEPARTMENT, STATE OF OREGON

State of Oregon
County of Marion

This instrument was acknowledged before me on August 11, 2011 by Gay Jorgensen 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

