

NOTE 91520-LW

2011-010732
Klamath County, Oregon

THIS SPACE 1



00107754201100107320020021

09/23/2011 03:22:12 PM

Fee: \$42.00

After recording return to:
NICHOLAS C. GARCIA
4728 SWAN DR.
BONANZA, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
NICHOLAS C. GARCIA
4728 SWAN DR.
BONANZA, OR 97623

Escrow No. MT91520-LW
Title No. 0091520
SWD r.042611

STATUTORY WARRANTY DEED

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,

Grantor(s), hereby convey and warrant to

NICHOLAS C. GARCIA and TINA MOORE GARCIA, as tenants by the entirety,

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:

Lot 10 in Block 54 of **KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2**, 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 **\$90,000.00**.
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:

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

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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 22nd day of September, 2011.

BY: Robert Jean AS:
Debt Manager OF
OREGON HOUSING AND COMMUNITY SERVICES
DEPARTMENT, STATE OF OREGON

State of Oregon
County of Marion

This instrument was acknowledged before me on September 22, 2011 by Robert Larson as Debt Manager of OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON.

Craig E. Tillotson
(Notary Public for Oregon)

My commission expires 4-11-13

