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2012-002855

Klamath County, Oregon



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03/16/2012 03:18:29 PM

Fee: \$42.00

**RECORDING COVER SHEET** (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Steven Earl Baker and Joan Betty Baker  
4012 Franks Ct  
Santa Rosa, Ca 95405

**1) TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)

Special Warranty Deed – Statutory Form

**2) DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160

The Secretary of Housing and Urban Development of Washington D.C. 20414, His Successors or Assigns  
BLB Resources  
16845 Von Karman Ste 100  
Irvine, CA 92606

**3) INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160

Steven Earl Baker and Joan Betty Baker  
4012 Franks Ct  
Santa Rosa, CA 95405

**4) TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) – Amount in dollars or other

\$ 49,000.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Steven Earl Baker and Joan Betty  
Baker

4012 Franks Ct.

Santa Rosa, CA 95405

**6) SATISFACTION of ORDER or WARRANT**  
ORS 204.125(1)(e)

CHECK ONE:  
(If applicable)

☐ FULL  
☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order or  
warrant.** ORS 205.125 (1)(c)

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with  
ORS 205.244: "RERECORDED AT THE REQUEST OF**

TO CORRECT

PREVIOUSLY RECORDED IN BOOK AND PAGE

, OR AS FEE NUMBER

4/2pmf

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon  
GRANTOR'S NAME:  
Secretary of Housing & Urban Dev  
GRANTEE'S NAME:  
Steven Earl Baker and Joan Betty Baker  
SEND TAX STATEMENTS TO:  
Steven Earl Baker and Joan Betty Baker  
4012 Franks Ct.  
Santa Rosa, CA 95405  
AFTER RECORDING RETURN TO:  
Steven Earl Baker and Joan Betty Baker  
4012 Franks Ct  
Santa Rosa, Ca 95405  
Escrow No:  
20120045388-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. 20414, His Successors or Assigns  
Grantor, conveys and specially warrants to

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

Parcel 1 of Land Partition No. 62-96 located in the SE 1/4 NW 1/4 of Section 25, Township 24 South,  
Range 6 East of the Willamette Meridian, Klamath County, Oregon

*Ed Range*

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 \$49,000.00.

Dated 3/9/12, 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. 20414, His Successors or  
Assigns

BY: *Cindy Cano*

State of California  
COUNTY of ORANGE

MARCH

CINDY CANO

This instrument was acknowledged before me on March 9, 2012 AUTHORIZED AGENT

by CINDY CANO  
as Authorized Representative  
of The Secretary of Housing and Urban Development.

*Robert Thor Valle Jr.*  
Notary Public - State of California  
My commission expires: 12/31/15

