



THIS SP/

2012-004624

Klamath County, Oregon



00117549201200046240020026

05/02/2012 03:30:29 PM

Fee: \$42.00

After recording return to:

SHAWN KENNETH HART

106 GRANITE HILL RD #128

GRANTS PASS, OR 97526-7893

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

SHAWN KENNETH HART

106 GRANITE HILL RD #128

GRANTS PASS, OR 97526-7893

Escrow No. MT93493-LW

Title No. 0093493

SWD r.020212

STATUTORY WARRANTY DEED

Oregon Housing and Community Services Department, State of Oregon, Grantor conveys and specially warrants to SHAWN KENNETH HART, 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.2006-016537 except as specifically set forth below.....

Tract 21, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 100 feet thereof.

The true and actual consideration for this conveyance is \$11,500.00.

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:

42pmf

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30th day of April, 2012

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

State of Oregon
County of CLATSOP Marion

This instrument was acknowledged before me on April 30, 2012
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

