

WTC 93378

2012-004879  
Klamath County, Oregon



00117861201200048790030033

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

05/09/2012 03:12:40 PM

Fee: \$47.00

GRANTOR:  
The Secretary of Housing and Urban  
Development, Its Successors and/or Assigns  
c/o BLB Resources,  
16845 Von Karman, Suite 100  
Irvine, CA 92606

GRANTEE:  
Larry Lynn Quaintance and Barbara Jean  
Simmons A Married Couple  
~~148740 Ahern Dr.~~ ~~10% & 10~~ 1257 Calle Cherokee  
~~LaPine, OR 97739~~ Rio Rico, AZ 85648

SEND TAX STATEMENTS TO:  
Larry Lynn Quaintance and Barbara Jean  
Simmons  
~~148740 Ahern Dr.~~ 1257 Calle Cherokee  
~~LaPine, OR 97739~~ Rio Rico, AZ 85648

AFTER RECORDING RETURN TO:  
Larry Lynn Quaintance and Barbara Jean  
Simmons  
~~148740 Ahern Dr.~~ 1257 Calle Cherokee  
~~LaPine, OR 97739~~ Rio Rico, AZ 85648  
Escrow No: 20120048194-FTPOR05

148740 Ahern Dr.  
LaPine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

The Secretary of Housing and Urban Development, Its Successors and/or Assigns  
Grantor, conveys and specially warrants to

Larry Lynn Quaintance and Barbara Jean Simmons A Married Couple  
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

The true consideration for this conveyance is \$43,564.00.

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 5/7/12, if a corporate grantor, it has caused its name to be signed by order of its board of  
directors.

20120048194-FTPOR05  
Deed (Special Warranty – Statutory Form)

4712nd

The Secretary of Housing and Urban Development,  
Its Successors and/or Assigns

BY: *[Signature]*

State of California  
COUNTY of Orange

CINDY CANO  
AUTHORIZED AGENT

This instrument was acknowledged before me on May, 7, 2012

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

*[Signature]*  
Notary Public - State of California  
My commission expires: 12/15/15



**LEGAL DESCRIPTION**

**Lot 2 in Block 5 of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**