

WTC 9/19/22

2012-006731

Klamath County, Oregon



00120035201200067310040046

06/20/2012 11:10:54 AM

Fee: \$52.00

UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHOULD BE  
SENT TO THE FOLLOWING ADDRESS:

Oregon Housing & Community Services

State of Oregon

Attn: Craig Tillotson

725 Summer Street, Suite B

Salem, Oregon 97301-1266

SPECIAL WARRANTY DEED - STATUTORY FORM

The Grantor, UMPQUA BANK, hereby conveys and specially warrants to the OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, 725 Summer Street, Suite B, Salem, OR 97301-1266, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

As described on the attached Exhibit A

The true consideration for this conveyance is Ten Dollars (\$10.00) and other consideration.

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,

524711

CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009.

DATED: 6-8-12

UMPQUA BANK

By [Signature]  
Title VP

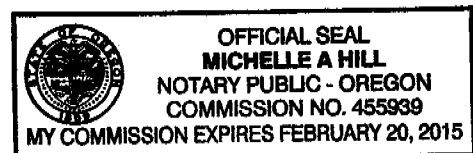
STATE OF OREGON )  
COUNTY OF Washington ) ss.

The foregoing instrument was acknowledged before me on June 8, 2012 by  
David Cready, the Vice President, of UMPQUA BANK

Michelle A Hill  
Notary Public for Oregon  
My Commission Expires: 2/20/15

AFTER RECORDING RETURN TO:  
Hershner Hunter, LLP  
Attn: Lisa M. Summers  
P.O. Box 1475  
Eugene, OR 97440

TS #30057.30439



OREGON HOUSING APPROVES THIS TRANSACTION:

OREGON HOUSING AND  
COMMUNITY SERVICES  
DEPARTMENT, STATE OF OREGON

By \_\_\_\_\_  
Title \_\_\_\_\_

CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009.

DATED: \_\_\_\_\_

UMPQUA BANK

By \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF OREGON                     )  
   ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on June \_\_, 2012 by  
\_\_\_\_\_, the \_\_\_\_\_, of UMPQUA BANK

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
Hershner Hunter, LLP  
Attn: Lisa M. Summers  
P.O. Box 1475  
Eugene, OR 97440  
  
TS #30057.30439

OREGON HOUSING APPROVES THIS TRANSACTION:

OREGON HOUSING AND  
COMMUNITY SERVICES  
DEPARTMENT, STATE OF OREGON

By Craig E. Jellison  
Title Loan Servicing Specialist

## EXHIBIT A

Beginning at a point on the Section line between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, 511.50 feet West of the quarter section corner common to said Sections 1 and 12; thence West 16.44 feet; thence South 239 feet; thence West 270 feet; thence South to Lost River; thence Southeasterly down Lost River to a point 12 chains due South of the place of beginning; thence North to the place of beginning, being a portion of Lot 3 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and

Beginning at a point 30 feet West of the quarter corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 9.43 chains; thence West 4.74 chains; thence South 3.78 chains to the North bank of Lost River; thence Southwesterly upstream 2.64 chains; thence North 12.45 chains; thence East 7.37 chains to the place of beginning, save and excepting that parcel of land deeded by Jerry Ahern and wife, to The Roman Catholic Bishop of the Diocese of Baker City, a corporation sole of Oregon, recorded in Book 121, page 599, Deed Records of Klamath County, Oregon, as follows:

Beginning at a point 30 feet West and 30 feet South of the quarter corner common to Section 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 260.8 feet; thence West 208.7 feet; thence North 260.8 feet; thence East 208.7 feet to the point of beginning.

ALSO EXCEPTING any portion of the above described property contained in property conveyed by N. S. Merrill et ux to Tulelake Cemetery Association of Merrill by deed dated April 16, 1898, recorded January 26, 1900, on page 526 of Volume 12 of Deeds, as follows:

Beginning at a point 30 feet South and 30 feet West of the quarter section corner between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 597 feet; thence West in an angle of 90 degrees 348 feet; thence South in an angle of 90 degrees 185 feet to Lost River; thence following down the river to a point 999 feet South on legal subdivision line from the quarter section corner between Sections 1 and 12; thence North on legal subdivision line 669 feet; thence West 30 feet to the place of beginning, being a portion of Lot 3 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.