

WTC 93955-LW



THIS SPAC

2012-008106

Klamath County, Oregon



00121673201200081060020020

07/24/2012 03:23:06 PM

Fee: \$42.00

After recording return to:

TORIBIO BECERRA

3504 Laverne Ave

Klamath Falls, OR 97603

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

TORIBIO BECERRA

3504 Laverne Ave

Klamath Falls, OR 97603

Escrow No. MT93955-LW

Title No. 0093955

SWD r.020212

### STATUTORY WARRANTY DEED

#### OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT,

Grantor(s), hereby convey and warrant to

**TORIBIO BECERRA,**

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:

The Westerly 180 feet of Lot 18 in Block 2 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 90 feet thereof.

The true and actual consideration for this conveyance is **\$55,000.00**.

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:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

4/21/12

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 23<sup>rd</sup> day of July, 2012

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

State of Oregon  
County of ~~KLAMATH~~ Marion

This instrument was acknowledged before me on July 23, 2012 by Robert Larson AS  
Debt Manager OF OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT.

Craig E Tillotson  
(Notary Public for Oregon)

My commission expires 4-11-13

