

UTC 93889

2012-009576
Klamath County, Oregon



00123495201200095760020025

08/29/2012 03:05:29 PM

Fee: \$42.00

431-450514 B2
RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
The Secretary of Housing and Urban
Development of Washington D.C., Its Successors
and Assigns
c/o PEMCO, LTD., 1601 Response Rd., Suite
260
Sacramento, CA 95815

GRANTEE:
Ashley Ann Martino
2124 Garden Ave
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Ashley Ann Martino
1748 Fargo St
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Ashley Ann Martino
1748 Fargo St
Klamath Falls, OR 97603

Escrow No: 20120052210-FTPOR05

1748 Fargo St
Klamath Falls, OR 97603

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., Its Successors and Assigns

Grantor, conveys and specially warrants to

Ashley Ann Martino

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

The North one-half of Lot 11, in Block 8, of Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet thereof, conveyed for road purposes.

The true consideration for this conveyance is \$66,000.00.

ENCUMBRANCES:

2012-13 taxes, a lien not yet payable. Reservations as recorded, Power of assessment of Klamath County Drainage, Enterprise Irrigation District, South Suburban Sanitary District and North Shasta Lighing District.

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 245.010, TO VERIFY THE

20120052210-FTPOR05
Deed (Special Warranty – Statutory Form)

4/22/12

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 August 27, 2012; 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., Its Successors and Assigns

BY: Solva Morris Closing Specialist
Solva Morris

State of California
COUNTY of Sacramento

This instrument was acknowledged before me on August 27, 2012

by Solva Morris
as Authorized Representative
of The Secretary of Housing and Urban Development.

[Signature]
Notary Public - State of California
My commission expires: 9/15/12

