

WTC 93898-LW

2012-010999

Klamath County, Oregon

THIS SPAC



00125238201200109990020023

10/03/2012 03:23:44 PM

Fee: \$42.00

After recording return to:

MICHAEL A. EDDY

7350 SOUTH SIDE BYPASS

KLAMATH FALLS, OR 97603

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

MICHAEL A. EDDY

7350 SOUTH SIDE BYPASS

KLAMATH FALLS, OR 97603

Escrow No. MT93898-LW

Title No. 0093898

SWD r.020212

### STATUTORY WARRANTY DEED

#### OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,

Grantor(s), hereby convey and warrant to

**MICHAEL A. EDDY,**

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:

Lot 3 in Block 1 of **CASCADE PARK**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$104,500.00**.

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:

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

Grantor conveys and specially warrants to Michael A. Eddy, 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 June 30, 2006 in Volume M06, page 13413, Microfilm Records of Klamath County, Oregon, except as specifically set forth below:

4/2/2012

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 30<sup>th</sup> day of August, 2012.

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

State of Oregon

County of Marion

This instrument was acknowledged before me on August 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

