

MTC 95518

431-463618 BR.

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

2012-012556

Klamath County, Oregon

11/13/2012 09:36:04 AM

Fee: \$47.00

700 NE Multnomah Ste 1450  
Portland, OR 97232

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:

Milton C Choate and Judith J Clifford  
441 Bonner Lane  
Crescent, OR 97733

SEND TAX STATEMENTS TO:

Milton C Choate and Judith J Clifford  
441 Bonner Lane  
Crescent, OR 97733

AFTER RECORDING RETURN TO:

Milton C Choate and Judith J Clifford  
441 Bonner Lane  
Crescent, OR 97733

Escrow No: 20120063128-FTPOR05

441 Bonner Lane

Crescent, OR 97733

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

Milton C Choate and Judith J Clifford

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 \$34,000.00.

**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 11/9/12; 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: 

20120063128-FTPOR05

Deed (Special Warranty – Statutory Form)

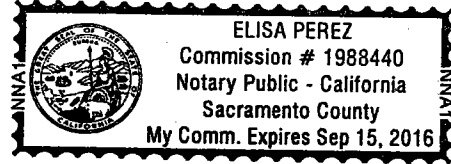
47 AMT

State of California  
COUNTY of Sacramento

This instrument was acknowledged before me on 11, 9, 2012

by Brittany Rowland  
as Authorized Representative  
of The Secretary of Housing and Urban Development.

Elisa Perez  
Notary Public - State of California  
My commission expires: 9/15/16



**LEGAL DESCRIPTION**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 39°40' East 209 feet from a point which is South 39°40' West, 290 feet and South 50°20' East 499 feet from the intersection of the South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon, thence North 50°20' West 199 feet; thence North 39°40' East to a point on said line which is 60 feet Southerly on said line of the intersection of said line and the North Line of said SE 1/4 SW 1/4; thence Southerly and parallel to the East line of said SE 1/4 SW 1/4 a distance of 139 feet to a point; thence Easterly and parallel to the North line of said SE 1/4 SW 1/4, a distance of 30 feet to a point; thence Southerly and parallel to the East line of said SE 1/4 SW 1/4, a distance of 200 feet to a point; thence North 50° 20' West a distance of 32 feet more or less to the point of beginning.