



2013-000526
 Klamath County, Oregon
 01/15/2013 02:05:49 PM
 Fee: \$42.00

After recording return to:

SUSAN A. RATHBUN

5027 WALTON DR.

KLAMATH FALLS, OR 97603

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

SUSAN A. RATHBUN

5027 WALTON DR.

KLAMATH FALLS, OR 97603

Escrow No. MT96058-LW

Title No. 0096058

SWD r.020212

STATUTORY WARRANTY DEED

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,

Grantor(s), hereby convey and warrant to

SUSAN A. RATHBUN and JACK A. SPACKMAN, as tenants in common,

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:

Parcel 2 of Land Partition 22-07, said Land Partition being a replat of a portion of TRACT NO. 1 OF HOMEDALE, situated in the NW1/4 NE1/4 of Section 11, and a portion of the SW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Grantor conveys and specially warrants to Susan A. Rathbun and Jack A. Spackman, as tenants in common, 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 January 10, 2008 in Volume 2008-000445, Microfilm Records of Klamath County, Oregon, except as specifically set forth below:

The true and actual consideration for this conveyance is **\$113,500.00**.

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:

42 AMT

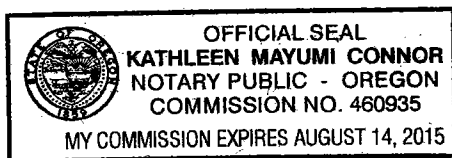
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7th day of January, 2013.

By: [Signature] AS: [Signature] FOR
OREGON HOUSING AND COMMUNITY SERVICES
DEPARTMENT, STATE OF OREGON

State of Oregon
County of Marion

This instrument was acknowledged before me on January 7th, 2013 by OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON.



Kathie Connor
(Notary Public for Oregon)

My commission expires August 14, 2015