

2013-001992
Klamath County, Oregon
02/22/2013 11:13:05 AM
Fee: \$42.00

WTC 96270

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

The Secretary of Housing and Urban Dev
PEMCO, LTD., 1601 Response Rd., Suite 260
Sacramento, CA 95815

GRANTEE:

David Ryan Larson
3305 Paramount St
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

David Ryan Larson
3305 Paramount Street
Klamath Falls, OR 97603

RETURN TO:

David Ryan Larson
3305 Paramount Street
Klamath Falls, OR 97603

Escrow No:
20130068098-FTPOR05

1825 Melrose St

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

UA 431-238816

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

The Secretary of Housing and Urban Development of Washington D.C. 20414

Grantor, conveys and specially warrants to

David Ryan Larson

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 \$29,100.00.

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 2/20/13; 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. 20414

BY: Soloe Morris Closing Specialist
Soloe Morris

State of California

COUNTY of Sacramento

This instrument was acknowledged before me on 2, 20, 2013
by Soloe Morris as Authorized Representative
of The Secretary of Housing and Urban Development of Washington D.C. 20414.

Elisa Perez
Notary Public - State of California

My commission expires: 9/15/16

20130068098-FTPOR05

Deed (Special Warranty – Statutory Form)

422nd



LEGAL DESCRIPTION

The Southerly 120 feet of Lot 14 in Block 28 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.