

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:
THOMAS G. WILLIAMS
2036 Leroy St., #7
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
THOMAS G. WILLIAMS
2036 Leroy St., #7
Klamath Falls, OR 97601

Escrow No. MT97389-DS
Title No. 0097389
SPECIAL r.020212
431-450407 BR.

SPECIAL WARRANTY DEED

SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON DC,

Grantor(s) hereby conveys and specially warrants to

THOMAS G. WILLIAMS and BROOKE A. WILLIAMS, as tenants by the entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

The West 230 feet of Lot 12, Block 2, HOMELAND TRACTS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion lying within the boundaries of Madison Avenue.

The true and actual consideration for this conveyance is **\$95,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

Grantor conveys and specially warrants to THOMAS G. WILLIAMS AND BROOKE A. WILLIAMS, 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 August 25, 2008 in Volume 2008-011941, Microfilm Records of Klamath County, Oregon, except as specifically set forth below: NONE

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 5th day of JUNE, 2013.

Secretary of Housing and Urban Development of
Washington DC

BY: 

State of California
County of Sacramento

This instrument was acknowledged before me on June 5, 2013 by Brittany Rowland as an authorized signer for the Secretary of Housing and Urban Development of Washington DC.


(Notary Public for ~~Oregon~~ California) ^{EP}

My commission expires 9/15/16

