



THIS SPACE RESERVED FOR RE

2013-007054
Klamath County, Oregon
06/20/2013 03:38:31 PM
Fee: \$42.00

After recording return to:

Advantage Management, Inc. an active
Oregon Corporation
11519 SE 30th Ave.
Milwaukie, OR 97222

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

Advantage Management, Inc. an active
Oregon Corporation
11519 SE 30th Ave.
Milwaukie, OR 97222

Escrow No. MT97892-LW

Title No. 0097892

SWD r.020212

STATUTORY WARRANTY DEED

Secretary of Housing and Urban Development of Washington DC,

Grantor(s), hereby convey and warrant to

Advantage Management, Inc. an active Oregon Corporation,

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 13 in Block 303 of DARROW ADDITION, 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 **\$32,850.00**.

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:

Grantor conveys and specially warrants to Advantage Management, Inc., an Active Oregon Corporation , 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 in Klamath County, Instrument No.2010-007262, except as specifically set forth below:

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.

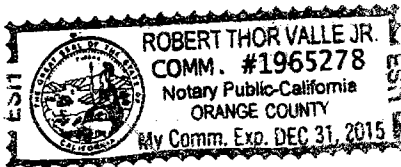
Dated this 19 day of JUNE, 2013

by: CINDY CANO as: CLOSING MANAGER
Secretary of Housing and Urban Development of
Washington DC

CINDY CANO
AUTHORIZED AGENT

State of ~~Oregon~~ California
County of ~~Klamath~~ Orange

This instrument was acknowledged before me on 6/19/13, 2013 by Secretary of Housing and Urban Development of Washington DC.



[Signature]
(Notary Public for Oregon)
California
My commission expires 12/31/15