

**2013-008448**

Klamath County, Oregon

07/25/2013 03:26:25 PM

Fee: \$42.00

After recording return to:

Meghan L. Victorine

2603 Altamont

Klamath Falls, OR 97603

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

Meghan L. Victorine

2603 Altamont

Klamath Falls, OR 97603

Escrow No. MT98521-LW

Title No. 0098521

SWD r.020212

**STATUTORY WARRANTY DEED****Oregon Housing and Community Services Department, State of Oregon,**

Grantor(s), hereby convey and warrant to

**Meghan L. Victorine,**

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:

The North one-half less the Easterly 202 feet of Lot 3 in Block 1 of ALTAMONT ACRES, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, the following described parcel; beginning at the Northwest corner of said Lot 3, said point being at the intersection of the Altamont Drive and Cannon Avenue rights of way; thence Southerly, along said Altamont Drive right of way line, 10.00 feet; thence Northeasterly to a point on the South right of way line of Cannon Avenue, 60.00 feet Easterly of the Northwest corner of said Lot 3 (point of beginning); thence Westerly 60.00 feet to the point of beginning, containing 300 square feet, more or less.

Grantor conveys and specially warrants to Meghan L. Victorine, 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 M06, page 10900, except as specifically set forth below:

The true and actual consideration for this conveyance is **\$30,000.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

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 23<sup>rd</sup> day of July, 2013.

By [Signature] Debt Manager of Oregon  
Housing and Community Services Department, State of  
Oregon

State of Oregon  
County of Marion

This instrument was acknowledged before me on July 23, 2013 by Robert Larson  
as Debt Manager of Oregon Housing and Community Services Department, State of Oregon.

[Signature]  
(Notary Public for Oregon)

My commission expires 4-11-17

