



THIS SPACE RESERVED FOR RECORD

2013-013725  
Klamath County, Oregon  
12/16/2013 11:28:55 AM  
Fee: \$42.00

After recording return to:

Steven Berg

955 Tucson Ct.

San Jacinto, CA 92583

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

Steven Berg

955 Tucson Ct.

San Jacinto, CA 92583

Escrow No. MT99663-LW

Title No. 0099663

SWD r.020212

MT99663-LW

### STATUTORY WARRANTY DEED

**Oregon Housing and Community Services Department,**

Grantor(s), hereby convey and warrant to

**Steven Berg,**

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 following described property is located in Klamath County, Oregon.

Beginning at a point at the Northeast corner of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West 690 feet to a point; thence South 650 feet to a point; thence East 690 feet to a point; thence North 650 feet to the point of beginning, comprising Blocks 1, 2, 21 and 22 and all vacated streets and alleys adjoining said Blocks, in White Lake City, Oregon, now vacated by Order of Vacation recorded March 9, 1955, in Deeds, Volume 272 at page 595.

EXCEPTING THEREFROM those portions lying within the boundaries of unvacated First Avenue, East Avenue and Illinois Avenue.

Any conveyance of the herein described property must contain the following:

Grantor conveys and specially warrants to Steven Berg, 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.2008-014656, except as specifically set forth below:

The true and actual consideration for this conveyance is **\$85,000.00**.

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:

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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 11<sup>th</sup> day of December, 2013.

Oregon Housing and Community Services Department

By Robert Larson

as Debt Manager

State of Oregon  
County of Marion

This instrument was acknowledged before me on December 11<sup>th</sup>, 2013  
by Robert Larson as Debt Manager of Oregon Housing and Community Services Department.

Kathleen Connor  
(Notary Public for Oregon)

My commission expires August 14, 2015

