



THIS SPACE RESERVED FOR REC

2014-007734

Klamath County, Oregon

07/24/2014 01:52:33 PM

Fee: \$47.00

After recording return to:

Travis Matthies

304 Hawthorne St.

Klamath Falls, OR 97601

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

Travis Matthies

304 Hawthorne St.

Klamath Falls, OR 97601

Escrow No. MT101127MS

Title No. 0101127

SPECIAL r.020212

### SPECIAL WARRANTY DEED

**Secretary of Housing and Urban Development,**

Grantor(s) hereby conveys and specially warrants to

**Travis Matthies,**

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 Northerly 92 feet of Lot 13, Block 8 STEWART 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.

The true and actual consideration for this conveyance is **\$38,000.00**.

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: 2014-2015 Real Property Taxes a lien not yet due and payable.

**Subject to:** This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. *The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.*

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.

47.00

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 this 23<sup>rd</sup> day of JULY, 2014.

THE SECRETARY OF VETERANS AFFAIRS,  
An officer of the United States of America  
By the Secretary's duly authorized property  
Management contractor, Vender Resource Management  
Pursuant to a delegation of authority found at 38 C.F.R.  
36.4345(f)

By [Signature] Rene Orozco  
Authorized signer Authorized Agent

State of CALIFORNIA  
County of ORANGE

This instrument was acknowledged before me on 23 July, 2014 by 2  
By RENE OROZCO Authorized signer THE SECRETARY OF VETERANS  
AFFAIRS, ~~THE SECRETARY OF VETERANS AFFAIRS~~, An officer of the United States of America By the Secretary's duly  
authorized property Management contractor, Vender Resource Management Pursuant to a delegation of authority found at 38  
C.F.R 36.4345(f)

[Signature]  
(Notary Public)

My commission expires 12/31/15

