



THIS SPACE RESERVED FOR REC

2014-009317  
Klamath County, Oregon  
09/08/2014 02:12:02 PM  
Fee: \$47.00

After recording return to:

Ernest M. Handford

10244 McGuire Ave.

Klamath Falls, OR 97603

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

Ernest M. Handford

10244 McGuire Ave.

Klamath Falls, OR 97603

Escrow No. MT100841LW

Title No. 0100841

SWD r.020212

### STATUTORY WARRANTY DEED

**Oregon Housing and Community Services Department, State of Oregon,**

Grantor(s), hereby convey and warrant to

**Ernest M. Handford and Debra J. Handford, as tenants by the entirety,**

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:

Unit 10244 (McGuire Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM  
- STAGE 3, 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 **\$80,000.00**.

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:

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

\$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 5<sup>th</sup> day of September, 2014.

Oregon Housing and Community Services Department,  
State of Oregon

By: Craig E. Tillotson

As: Loan Servicing Specialist

State of Oregon  
County of Marion

This instrument was acknowledged before me on September 5<sup>th</sup>, 2014 by Craig E. Tillotson as Loan of Servicing Specialist  
Oregon Housing and Community Services Department.

Kathleen Connor

(Notary Public for Oregon)

My commission expires August 14, 2015

