



After recording return to:

Cassidy A. Russell
38123 Chiloquin Ridge Road
Chiloquin, OR 97624

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

Cassidy A. Russell
38123 Chiloquin Ridge Road
Chiloquin, OR 97624

Escrow No. MT101680MS

Title No. 0101680

SPECIAL r.020212

THIS SPACE RESERVED FOR RECORD

2014-010575
Klamath County, Oregon
10/09/2014 02:42:11 PM
Fee: \$47.00

SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development,

Grantor(s) hereby conveys and specially warrants to

Cassidy A. Russell,

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:

PARCEL 1: That certain real property situated in Sections 1 and 2 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the North 200 feet of the South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1, and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of the Chiloquin Ridge Road, and being more particularly described as follows: Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 89° 07' 05" West 169.65 feet to a point on the Easterly right of way line of the Chiloquin Ridge Road; thence South 00° 42' 52" West 200.02 feet along said right of way line to a point; thence North 89° 07' 05" East 170.29 feet to the point of beginning. **PARCEL 2:** The North 200 feet of the following described real property: The South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1 and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of Chiloquin Ridge Road, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. **EXCEPTING THEREFROM THE FOLLOWING:** Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 00° 31' 52" West 200.00 feet to the point of beginning.

CONSIDERATION \$85,000

#470111

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 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 those shown below

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

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:

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.

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 8th day of OCT, 2014

THE SECRETARY OF HOUSING AND URBAN
DEVELOPMENT,

An officer of the United States of America

By the Secretary's duly authorized property

Management/contractor, Vender Resource Management

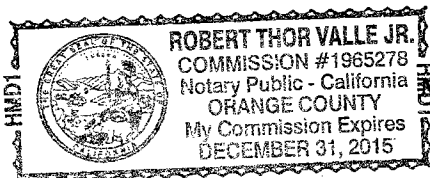
Pursuant to a delegation of authority found at 38 C.F.R
36.4345(f)

By

Authorized signer

State of CALIFORNIA
County of ORANGE

This instrument was acknowledged before me on OCTOBER 8, 2014 by RENE ROSCO, as
AUTHORIZED SIGNER for the Secretary of Housing and Urban Development.



(Notary Public)

My commission expires 12/31/15