



Western Title & Escrow

Order Number: 94168

2014-012593

Klamath County, Oregon

12/05/2014 11:11:12 AM

Fee: \$47.00

Grantor
U.S. Department of Housing & Urban Development Santa Ana homeownership Center 34 Civic Center Plaza, Room 7015 Santa Ana, CA 92701-4003
Grantee
Roger Alan Torres-Lammi Old Case # 431-417980 1334 Hackett Drive LaPine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Roger Alan Torres-Lammi 1334 Hackett Drive LaPine, OR 97739

Reserved for Recorder's Use

SPECIAL WARRANTY DEED

U.S. Department of Housing & Urban Development who acquired title as, Secretary of Housing & Urban Development, Its Successors and/or Assigns Grantor, conveys and specially warrants to Roger Alan Torres-Lammi, A Single Man, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 8, Block 9, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account: K-10416

Map & Tax Lot: R-2309-024B0-04300-000

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: 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.

The true consideration for this conveyance is **\$35,238.10**. (Here comply with requirements of ORS 93.030.). (Here comply with requirements of ORS 93.030.)

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,

4700

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.

Executed this 1st day of December, 2014

U.S. Department of Housing & Urban Development

Rene OroSCO
Authorized Agent

By:
Its Asset Manager

State of CA, County of ORANGE) ss.

This instrument was acknowledged before me on this 1st day of November, 2014 by RENE OROSCO, as Its Asset Manager of U.S. Department of Housing & Urban Development

Notary Public for the State of CA

My commission expires: 12/31/15

