



After recording return to:

LARRY ROBERT MITTNACHT

2618 WESTGATE DRIVE

KLAMATH FALLS, OR 97603

2014-012876

Klamath County, Oregon

12/15/2014 08:57:39 AM

Fee: \$47.00

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

LARRY ROBERT MITTNACHT

2618 WESTGATE DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT102501DS

Title No. 0102501

SPECIAL r.020212

SPECIAL WARRANTY DEED

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.,

Grantor(s) hereby conveys and specially warrants to

LARRY ROBERT MITTNACHT,

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:

Lot 19 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And half of vacated public walkway adjacent to by Vacation Order recorded December 8, 1969 in Volume M69, page 10125, Records of Klamath County, Oregon.

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 and actual consideration for this conveyance is \$115,000.00.

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.

\$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 10th day of December, 2014.

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

An officer of the United States of America,
By the Secretary's duly authorized property
contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R.
36.4345(f)

By [Signature]
Authorized signer

Rene Orosco
Authorized Agent

State of California
County of Orange

This instrument was acknowledged before me on Dec 10th, 2014 by Rene Orosco, as
authorized signer for SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON
D.C..

[Signature]
(Notary Public)

My commission expires Feb 19, 2016

