



2015-001511

Klamath County, Oregon

02/19/2015 03:15:57 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

William C. Daniel and Patricia J. Guinn

29705 Godowa Springs Road

Beatty, OR 97621

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

William C. Daniel and Patricia J. Guinn

29705 Godowa Springs Road

Beatty, OR 97621

File No. 33847AM

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### STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**William C. Daniel and Patricia J. Guinn, as Tenants in Common,**

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:

**Lot 1, Block 1, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-3512-035B0-00600-000R293854**

The true and actual consideration for this conveyance is **\$40,000.00**.

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:

4700

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 18<sup>th</sup> day of February, 2015.

[Signature]  
Oregon Housing and Community Services Department, State of Oregon

By Robert Larson  
as Debt Manager

State of Oregon } ss  
County of Marion }

On this 18<sup>th</sup> day of February, 2015, before me Kathleen Mayumi Connor, a Notary Public in and for said state, personally appeared Robert Larson, Debt Manager, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*\* of Oregon Housing and Community Services,*

Kathleen Connor  
Notary Public for the State of Oregon  
Residing at: Dallas  
Commission Expires: August 14, 2015  
Expires:

