

187 2502295-LW

2015-009331

Klamath County, Oregon

08/21/2015 12:14:36 PM

Fee: \$47.00



After recording return to:
Barbara J Down Living Trust
~~2009 White Ave~~ 2502 White Ave.
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Barbara J Down Living Trust
~~2009 White Ave~~ 2502 White Ave.
Klamath Falls, OR 97601

File No.: 7021-2502295 (LW)
Date: August 18, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

✓ **Secretary of Housing and Urban Development, Grantor, conveys and specially warrants to Barbara J Down, Trustee of the Barbara J. Down Revocable Living Trust Agreement, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:**

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

✓ **THE SOUTH 85 FEET OF LOT 519, BLOCK 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

This property is free from liens and encumbrances, EXCEPT:

- ✓
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
 2. 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 **\$55,890.00**. (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, 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 20 day of August, 2015.

Secretary of Housing and Urban Development

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

By: Jason Tobin
Authorized Agent

STATE OF California)
) ss.
County of Orange)

This instrument was acknowledged before me on this 20 day of August, 2015
by Jason Tobin as of Secretary of Housing and
Urban Development, on behalf of the .



Notary Public for California
My commission expires: 12/23/2017