AmeriTitle

THIS SPACE RESERVED FOR R

After recording return to:
 Brenton J. Dubois
 4304 Wiard Street
 Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
 Brenton J. Dubois
 4304 Wiard Street
 Klamath Falls, OR 97603
File No.   76170AM

SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development,

Grantor(s) hereby conveys and specially warrants to

Brenton J. Dubois ,

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 18, Block 2, Tract No. 1044, Wembly Park, according to the official plat thereof on file in the office of the County Clerk, 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.

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 _24th_ day of _November_ , _2015_

HOUSING AND URBAN DEVELOPMENT
THE SECRETARY OF VETERANS AFFAIRS,
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 X_____

Rene Orosco
Authorized Agent

> 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.

State of _California_ } ss
County of _Orange_ }

On this _24_ day of _November_ , 2015, before me, _Ralph Brandon Salazar_ a Notary Public in and for said state, personally appeared _Rene Orosco_ , as Authorized Agent for the Secretary of Housing and Urban Development, 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.

Notary Public for the State of _California_
Residing at: _Santa Ana, CA_
Commission Expires: _12/23/2017_

RALPH BRANDON SALAZAR
COMMISSION #2053087
Notary Public - California
ORANGE COUNTY
My Commission Expires
DECEMBER 23, 2017