



THIS SPACE RESERVED FOR RECORD

2015-013112
Klamath County, Oregon
12/04/2015 11:43:19 AM
Fee: \$47.00

After recording return to:

Jesse A. Patterson and Dana L. Patterson
P. O. Box 420
Keno, OR 97627

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

Jesse A. Patterson and Dana L. Patterson
P. O. Box 420
Keno, OR 97627

File No. 78135AM

SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development,

Grantor(s) hereby conveys and specially warrants to

Jesse A. Patterson and Dana L. Patterson, as Tenants by the Entirety

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:

**All that portion of Lots 9 and 2 in Block 58 of NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, as follows:
Beginning at a point 90 feet North of the most Southerly corner of said Lot 9 and on the Westerly line of East Street; thence West at right angles to East Street to the Westerly line of Lot 9; thence Southerly along the Westerly line of Lot 9 and Lot 2, to a point 25 feet Southerly from the corner common to Lots 2, 3, 8 and 9 in said Block 58; thence Easterly to a point on the Westerly line of East Street 22 feet Northerly from the most Southerly corner of said Lot 9; thence Northerly 68 feet to the point of beginning.**

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 . \$70,000.00

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 1 day of December, 2015

THE 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] Jason Tobin
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 1 day of December, 2015, before me, Ralph Brandon Salazar, a Notary Public in and for said state, personally appeared Jason Tobin, 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.

[Signature]
Notary Public for the State of CA
Residing at: Santa Ana, CA
Commission Expires: 12/23/2017

