

AmeriTitle
MTC 78297AM

2016-000207
Klamath County, Oregon
01/08/2016 03:50:39 PM
Fee: \$52.00

Western Title & Escrow

Order Number: 110034

Grantor
US Department of Housing and Urban Development 451 7th Street SW Washington, DC 20410
Grantee
Garrett Daniel Searcy 21053 SE Woodhaven Ave Bend, OR 97702
Until a change is requested, all tax statements shall be sent to the following address:
Garrett Daniel Searcy 21053 SE Woodhaven Ave Bend, OR 97702

Reserved for Recorder's Use

SPECIAL WARRANTY DEED

US Department of Housing and Urban Development, who acquired title as, FHA: The Secretary of Housing and Urban Development, his successors and/or assigns, Grantor, conveys and specially warrants to Garrett Daniel Searcy, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Account No. Map No.: R-2310-03580-07700-000

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting the title, which may appear in the public record, including those shown on any recorded plat or survey. The Secretary of Housing and Urban Development agrees to sell the property at the price and terms set forth herein and to prepare a deed containing which warrants against acts of the Seller and II claiming by, through or under him.

The true consideration for this conveyance is **\$121,500.00**. (Here comply with requirements of ORS 93.030.). (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.

Executed this 7 day of January, 2016

US Department of Housing and Urban Development

By:
Its Asset Manager

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, County of Orange) ss.

This instrument was acknowledged before me on this 7 day of January, 2016
by, Jason Tobin as Asset Manager of US Department of
Housing and Urban Development

Notary Public for the State of CA
My commission expires: 12/23/2017



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 29 in Block 2 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.