

Western Title & Escrow

Order Number: 110034

Grantor Charles House

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

2016-000207 Klamath County, Oregon

01/08/2016 03:50:39 PM

Fee: \$52.00

## **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:

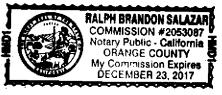
## Account No. Map No.: R-2310-035B0-07700-000

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: This conveyance is subject to convenants, 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 Selier 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 (aay of January, 2016	
US Department of Housing and Urban Development  By: Jason Tobin  Its Asset Manager 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 slot the truthfulness, accuracy, or vandity of that document
State of Cale former, County of County of State of Cale former, County of State of Cale former, County of Cale for	7 day of January, 2016 Manager of US Department of
Notary Public for the State of CAC My commission expires: 12/23/2017	



File No.: 78297AM

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## 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.