



2016-001874
Klamath County, Oregon
02/23/2016 11:45:25 AM
Fee: \$47.00

Western Title & Escrow

Order Number: 112665

Grantor
US Dept of Housing & Urban Development 451 7th Street SW Washington, DC 20410 FHA 431-449912
Grantee
Charles R. Stanley Rebecca J. Stanley PO Box 252 Seal Rock, OR 97376
Until a change is requested, all tax statements shall be sent to the following address:
Charles R. Stanley Rebecca J. Stanley PO Box 252 Seal Rock, OR 97376

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development, Grantor, conveys and specially warrants to Charles R. Stanley and Rebecca J. Stanley, as tenants by the entirety, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 41 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.

Account: R138201
Map & Tax Lot: \$2310-035B0-06500-000

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: **NONE**

Subject to: 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 **\$67,500.00**. (Here comply with requirements of ORS 93.030.). (Here comply with requirements of ORS 93.030.)

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.

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 19 day of February, 2016

Secretary of Housing and Urban Development
* [Signature] Jason Tobin
By: Its Authorized Signer Authorized Agent

PS

State of California, County of Orange) ss. Jason Tobin
This instrument was acknowledged before me on this 19 day of February, 2016 by Jason Tobin, as Authorized Signer of Secretary of Housing and Urban Development

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

