



2016-002142
Klamath County, Oregon
02/25/2016 02:09:24 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Colima C. Smith

10357 McGuire Ave
Klamath Falls, OR 97603

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

Colima C. Smith

10357 McGuire Ave
Klamath Falls, OR 97603

File No. 83501AM

STATUTORY WARRANTY DEED

Oregon Housing and Community Services Department, State of Oregon,

Grantor(s), hereby convey and warrant to

fw
Colima C. Smith,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Unit 10357, (McGuire Avenue), Tract 1336 – FALCON HEIGHTS CONDOMINIUMS – STAGE 1,
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$72,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 23rd day of February, 2016.

Oregon Housing & Community Services Department

By: Robert Larson

As: Debt Manager

State of Oregon } ss. * and Community Services
County of Marion }

On this 23rd day of February, 2016, before me, Kathleen Mayumi Connor a Notary Public in and for said state, personally appeared Robert Larson known to me to be the Debt Manager of the Oregon Housing *, and acknowledged to me that pursuant to his administrative authority, he/she executed the foregoing in said ~~Corporation name.~~ agency name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen Connor
Notary Public for the State of Oregon
Residing at: Dallas
Commission Expires: August 11, 2019

