

AmeriTitle
MTC 94052AM

Western Title & Escrow
Order Number: 114595-TLB

2016-004939

Klamath County, Oregon

05/12/2016 02:06:00 PM

Fee: \$52.00

Grantor
US Department of Housing and Urban Development
Grantee
Steven Dean Fowke 6950 Michael Road La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Steven Dean Fowke 6950 Michael Road La Pine, OR 97739

Reserved for Recorder's Use

SPECIAL WARRANTY DEED

The Secretary of Housing and Urban Development, Grantor, conveys and warrants to Steven Dean Fowke, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A"

Account: R140877

Map & Tax Lot: R-2310-036C0-02200-000

This property is free of encumbrances, EXCEPT: 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 \$115,000.00. (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.

52AMT

Executed this 9 day of May, 2016


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.

The Secretary of Housing and Urban Development


By: BLB Resources, Authorized Signer Jason Tobin Authorized Agent

State of California, County of Orange) ss.

This instrument was acknowledged before me on this 9 day of May, 2016 by Jason Tobin, for BLB Resources, Authorized Signer of The Secretary of Housing and Urban Development


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

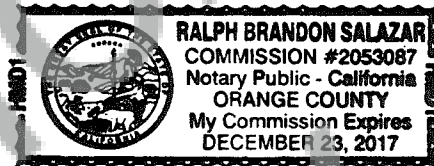


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 97, Block 1, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. ♂

Unofficial
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