



2017-003306

Klamath County, Oregon

03/29/2017 11:27:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RE

After recording return to:

Daniel Hernandez

7440 Golden Trail

Klamath Falls, OR 97603

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

Daniel Hernandez

7440 Golden Trail

Klamath Falls, OR 97603

File No. 155880AM

SPECIAL WARRANTY DEED

The Secretary of the Department of Housing and Urban Development and/or his/her Successors or Assigns,
Grantor(s) hereby conveys and specially warrants to

Daniel Hernandez,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or
suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to
wit:

**Lot 5, Block 304, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$.80,000.00**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as
of the date of this deed and those shown below, if any:

**Subject to: 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.**

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described
encumbrances.

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 24 day of March, 2017.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
An officer of the United States of America,
By the Secretary's duly authorized property
contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

By

Authorized signer

Rene Orosco
Authorized Agent

State of California } ss.
County of Orange }

On this 24 day of March, 2017, before me, Johnny Tran, a Notary Public
in and for said state, personally appeared Rene Orosco known to me to be
the authorized signer of the HUD Corporation, and
acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation
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.

John Tran
Notary Public for the State of California
Residing at: 2417 W. Haverdale Dr
Commission Expires: 03/06/2020

