



THIS SPACE RESERVED FOR RE

2017-011405

Klamath County, Oregon

10/06/2017 02:54:00 PM

Fee: \$47.00

After recording return to:

Kenneth E. Merritt and Toni J. Merritt

811 Cherry Ave.

Greenfield, CA 93927

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

Kenneth E. Merritt and Toni J. Merritt

811 Cherry Ave.

Greenfield, CA 93927

File No. 193122AM

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### SPECIAL WARRANTY DEED

**Secretary of Housing & Urban Development,**

Grantor(s) hereby conveys and specially warrants to

**Kenneth E. Merritt and Toni J. Merritt, as Tenants by the Entirety,**

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:

**The S1/2 NW1/4 NW1/4 NE1/4 and SW1/4 NE1/4 NW1/4 NE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$125,100.00.

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.

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

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 20 day of September, 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 \_\_\_\_\_ day of September, 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 Secretary of Housing & Urban Development 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: 3217 W. Laverde  
Commission Expires: 03/06/2020

