

208306 AM

2017-013928

Klamath County, Oregon

12/06/2017 03:52:01 PM

Fee: \$57.00

RECORDING REQUESTED BY:


Western Title

360 SW Bond Street, Suite 100
Bend, OR 97702

GRANTEE'S NAME:

John C. McLaughlin

AFTER RECORDING RETURN TO:

John C. McLaughlin
PO Box 3419
La Pine, OR 97739

SEND TAX STATEMENTS TO:

John C. McLaughlin
PO Box 3419
La Pine, OR 97739

R130432 and R-2309-013C0-06300-000
1207 Cheryl Drive, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED
(INDIVIDUAL or CORPORATION)

The Secretary of Housing and Urban Development and/or his/her Successors or Assigns, Grantor, conveys and specially warrants to John C. McLaughlin, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 7, Block 17, Second Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is One Hundred Six Thousand Ninety And No/100 Dollars (\$106,090.00).

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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

Return To:

Deed (Statutory Special Warranty)
ORD1286.doc / Updated: 05.01.17


AmeriTitle

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Printed: 12.01.17 @ 03:33 PM by TB
OR-WTE-FFND-02785.470062-WT0150237

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

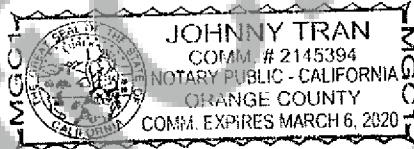
Dated: 12/05/2017

The Secretary of Housing and Urban Development and/or his/her Successors or Assigns

Cindy Cano
By: BLB Resources, Its Asset Manager

State of California
County of Orange

This instrument was acknowledged before me on 12/05/2017
By: Cindy Cano, Authorized Signer for BLB Resources, Asset Manager for The Secretary of Housing and Urban Development and/or his/her Successor or Assigns.



Unofficial Copy

California All-Purpose Certificate of Acknowledgment

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.

State of California

County of Orange s.s.

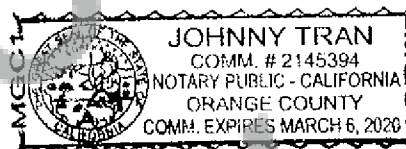
On 12/05/2017 before me, Johnny Tran

personally appeared Cindy Cao

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached instrument.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

EXHIBIT "A"
Exceptions

Subject to:

1. Free and clear of encumbrances except all those items of record, if any, as of the date of this deed, including any real property taxes, but not yet payable.

Unofficial
Copy