



THIS SPACE RESERVED FOR RE

2019-007873

Klamath County, Oregon

07/12/2019 02:48:00 PM

Fee: \$87.00

After recording return to:

Melissa C. Lyman

949 Tahoe Keys Blvd

South Lake Tahoe, CA 96150

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

Melissa C. Lyman

949 Tahoe Keys Blvd

South Lake Tahoe, CA 96150

File No. 294016AM

### SPECIAL WARRANTY DEED

**Secretary of Housing and Urban Development,**

Grantor(s) hereby conveys and specially warrants to

**Melissa C. Lyman,**

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:

**That portion of the N1/2 of the S1/2 of Section 4, Township 34, South, Range 7 East of the Willamette Meridian, lying Westerly of the center thread of Spring Creek, Klamath County, Oregon, described as follows:**

**Beginning at a point in the South line of the N1/2 of the S1/2 of said Section 4, 1,555 feet West of the Southwest corner of Lot 1, Block 5 (IDLEREST) which point is the Southwest corner thereof; thence North 719.8 Feet, more or less, parallel with the West line of said Section 4, which point is the Northwest corner thereof; thence East 375 feet parallel to the North line of the N1/2 of the S1/2 of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet, more or less, parallel to the West line of said Section 4 which point is the Southeast corner thereof; thence West along the South line of the N1/2 of the S1/2 of said Section 4, 375 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$235,000.00.

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:

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.

• 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.

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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 10 day of July, 2019.

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)

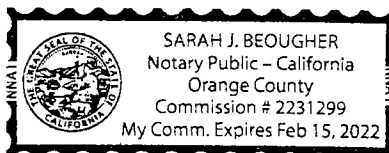
By \_\_\_\_\_  
Authorized signer

**Johnny Tran**  
Authorized Agent

State of California } ss  
County of Orange }

On this 10 day of July, 2019, before me, Sarah J. Beougher, a Notary Public in and for said state, personally appeared Johnny Tran, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of California  
Residing at: Orange  
Commission Expires: Feb. 15, 2022



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

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