



After recording return to:

Larry D. Stein and Leea D. Stein

P. O. Box 245

Grenada, CA 96038

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

Larry D. Stein and Leea D. Stein

P. O. Box 245

Grenada, CA 96038

File No. 342910AM

THIS SPACE RESERVED FOR R

2020-000182

Klamath County, Oregon

01/06/2020 02:31:01 PM

Fee: \$87.00

SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development, his Successors and Assigns,

Grantor(s) hereby conveys and specially warrants to

Larry D. Stein and Leea D. Stein, 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:

Beginning at the Northwest corner of Tract No. 9, Altamont Small Farms, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon running thence South 88°46' East a distance of 638.2 feet to the West line of Avalon Street; thence South 0°11' West a distance of 135.47 feet; thence North 88°46' West 638.2 feet to an iron pin; thence North 0°11' East 135.47 feet to the place of beginning.

LESS AND EXCEPT that portion deeded to Klamath County recorded November 14, 1996 in Volume M96, page 35823, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$72,000.00.

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: This conveyance is subject to covenants, conditions, restrictions and easement, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. 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 3 day of January, 2020

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 X
Authorized signer

Santana Ung
Authorized Agent

State of California } ss
County of Orange }

On this 3rd day of January, 2020, before me, Maria V. Hernandez a Notary Public in and for said state, personally appeared Santana Ung, as Agent for Secretary of Housing and Urban Development, 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.

Maria V. Hernandez
Notary Public for the State of CA
Residing at: Orange
Commission Expires: 10/21/20

