

2020-000296

Klamath County, Oregon

01/09/2020 08:21:00 AM

Fee: \$92.00

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHOULD BE
SENT TO THE FOLLOWING ADDRESS:

Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

AFTER RECORDING RETURN TO:

Hershner Hunter, LLP
Attn: Lisa M. Summers
P.O. Box 1475
Eugene, OR 97440

SPECIAL WARRANTY DEED - STATUTORY FORM

The Grantor UMPQUA BANK PO Box 230727, Tigard, OR 97281, hereby conveys and specially warrants to the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C., AND HIS SUCCESSORS AND ASSIGNS, Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Legal Description:

Lot 433, Block 126, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Real Property Address: 2510 Garden Ave., Klamath Falls, OR 97601.

The true consideration for this conveyance is Ten Dollars (\$10.00) and other consideration.

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: 10-08-19.

UMPQUA BANK

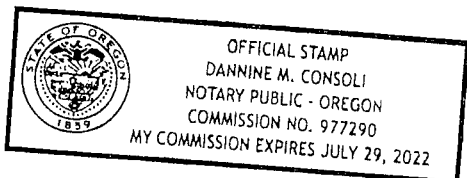
By [Signature]
Title Default Litigation Supervisor

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me on 10-08, 2019,
by Matthews Hay, the Default Litigation Supervisor,
of UMPQUA BANK.

[Signature]
Notary Public for Oregon
My Commission Expires: 07-29-22

(TS #30057.31124)





Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2020-3

All charges have been paid for the real property that is the subject of conveyance between:

Grantor

UMPQUA BANK

Grantee

SECRETARY OF HOUSING AND URBAN DEVELOPEMENT, WASHINGTON D.C.

Signed on (date)

10/8/19

and for consideration of

\$ 10.00

Assessor's signature

Date

1-8-2020

Tax Account No. R482169. Map No. R-3809-033AD-10200-000

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