



**HUGH NGUYEN**  
CLERK-RECORDER

PROPERTY RECORDS  
BIRTH AND DEATH RECORDS  
MARRIAGE LICENSES/RECORDS  
PASSPORTS  
FICTITIOUS BUSINESS NAMES  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES

**NEWS RELEASE**

For immediate release

**Nov. 4, 2013**  
Questions? Call (714) 834-2500

**DISTRICT ATTORNEY, CLERK-RECORDER WORK TOGETHER  
ON INVESTIGATION TO SHUT DOWN \$3.5 MILLION REAL-ESTATE FRAUD**

A joint investigation has resulted in the conviction of Blair Christopher Hanloh, 50, of Long Beach for stealing more than \$3.5 million in a fraudulent scheme to falsify property transfer deeds and then fraudulently rent out the Orange County homes.

Hanloh was convicted on Oct. 30 on five felony counts of recording false and forged instruments. He faces a maximum sentence of five years and eight months in state prison at his sentencing on Dec. 13 in Santa Ana.

Hanloh's scheme involved recording fraudulent quit-claim deeds transferring properties in Anaheim, Dana Point and San Clemente into the name of his company. (A quitclaim deed is a document to pass property ownership into the name of another party.) He then changed the locks on the front doors and began leasing the properties to unsuspecting tenants.

Anaheim Police Department began investigating Hanloh after they received a call from the legal owner of one of the properties about unknown tenants in his home. Orange County District Attorney's Investigators assisted in the investigation.

"I would like to congratulate Orange County District Attorney Tony Rackauckas and his department on a job well done," said Orange County Clerk-Recorder Hugh Nguyen, whose office also assisted in the investigation. "Our office has been working closely with the District Attorney's Real Estate Fraud Unit to find ways to prevent these crimes from happening in the future."

Senior Deputy District Attorney Pete Pierce of the Major Fraud Unit prosecuted the case.

The Orange County Clerk-Recorder provides a variety of public services, including recording documents relating to real property transactions; maintaining and issuing copies of birth, death and marriage certificates; issuing marriage licenses and performing civil wedding ceremonies. The department also oversees the Orange County Archives.

###

NORTH COUNTY BRANCH OFFICE  
HISTORIC DOWNTOWN FULLERTON  
201 N. HARBOR BOULEVARD  
FULLERTON, CALIFORNIA 92832

ORANGE COUNTY  
HALL OF RECORDS  
12 CIVIC CENTER PLAZA, ROOM 101  
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE  
LAGUNA HILLS CIVIC CENTER  
24031 EL TORO ROAD  
LAGUNA HILLS, CALIFORNIA 92653