

CA

76258

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ADMINISTRATOR OF VETERANS' AFFAIRS, an  
Officer of the United States of America  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
KEVIN D. DEARING and MILDRED A. DEARING, husband and wife  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

Lot 4, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in  
the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 46,620.00

XXXXXX THE GRANTOR HEREBY COVENANTS TO AND WITH THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS  
XXXXXX THAT SAID REAL PROPERTY IS FREE FROM ENCUMBRANCES CREATED OR SUFFERED THEREON BY GRANTOR AND THAT GRANTOR WILL WAR-  
XXXXXX RANT AND DEFEND THE SAME AND EVERY PART AND PARCEL THEREOF AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS  
XXXXXX CLAIMING BY, THROUGH, OR UNDER THE GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of June, 1987;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of MULTNOMAH } ss.  
24th June, 1987

Personally appeared the above named  
PHYLLIS W. SOMERS

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 1-18-1990

ADMINISTRATOR OF VETERANS' AFFAIRS, an  
Officer of the United States of America  
BY: Phyllis W. Somers

STATE OF OREGON, County of

Pursuant to a Delegation of

Authority contained in VA

Regulations, 38 CFR 36.4342

each of whom said one for the other, did say that the former is the  
president and that the latter is the  
secretary of

and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,  
affix corporate seal)

ADMINISTRATOR OF VETERANS' AFFAIRS,  
An Officer of the United States of  
America

GRANTOR'S NAME AND ADDRESS

Kevin D. Dearing  
Mildred A. Dearing

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kevin D. Dearing and Mildred A. Dearing  
5049 Laurelwood  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until it is changed or requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
29th day of June, 1987  
at 10:56 o'clock A.M., and recorded  
in book/reel/volume No. M87 on  
page 11292 or as fee/file/instru-  
ment/microfilm/reception No. 76258,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$10.00 By: P. Am. Smith Deputy

27 JUN 79 AM 10 56