

51771

K-44542

RECORDING COVER SHEET\*

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING, AS PROVIDED BY ORS 205.234. ANY ERRORS IN THIS SHEET DO NOT AFFECT THE TRANSACTIONS CONTAINED IN THE INSTRUMENT ITSELF.

- (A) Names of the transactions described in the attached instruments (Note: "Transaction" means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property):

Special Warranty Deed

(exact title of document)

- (B) Names of parties involved, as described in ORS 205.125(1) (a) and (b) and 205.160:

Secretary of Veterans Affairs, Grantor

Frank J. Sullivan, Grantee

- (C) Person authorized to receive the instrument after recording, as required by ORS 205.180(4) and 205.238:

Name & Address: Frank J. Sullivan

7826 Highway 39

Klamath Falls, Oregon 97603

- (D) For instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, the true and actual consideration paid for such transfer as required by ORS 93.030:

\$19,850.00

- (E) For instruments conveying or contracting to convey fee title to any real estate, the tax statement information required by ORS 93.260:

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



Check box if same as (C), above.

Secretary of Veterans Affairs

1220 SW 3rd; Room 1420

Portland, Oregon 97204

Loan No. 48-48-4-0002248

\* ORS 205 requires this information to be set forth on the first page of any instrument presented to a county clerk for recording. This cover sheet should be completed in full and attached to an instrument only when the instrument does not contain the required information on its first page. This cover sheet need not be separately signed or acknowledged.

92 OCT 2 AM 10 06

23044

OREGON

KNOW ALL PERSONS BY THESE PRESENTS, That Edward J. Derwinski  
\_\_\_\_\_, as Secretary of Veterans Affairs, an Officer of the United States of America,  
whose address is Veterans Administration, Washington, D. C. 20420, hereinafter referred to as Grantor, in  
consideration of NINETEEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$19,850.00)

paid by FRANK J. SULLIVAN

\_\_\_\_\_, hereinafter referred to as  
Grantee(s) does bargain and sell and convey unto said Grantee(s) and the heirs or successors and assigns of  
Grantee(s) all the following-described real property, with the tenements, hereditaments, and appurtenances,  
situated in the \_\_\_\_\_ County of Klamath, Oregon, to wit:

Lots 24 and 25 in Block 12 and the S $\frac{1}{2}$  of vacated alley adjoining  
Lots 24 and 25 on the North of St. Francis Park, according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

This instrument will 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 approved uses.

TO HAVE AND TO HOLD, the above-described and granted premises unto the said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever. Grantor covenants to and with the above-named Grantee(s), and the heirs or successors and assigns of Grantee(s) that Grantor will, and his/her successors shall warrant and defend the above-granted premises to the said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor, on the 30 day of September, 19 92, has caused this instrument to be executed in his/her name and on his/her behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified, and acting pursuant to sections 212 and 1820 of Title 38, United States Code, and sections 36.4221, 36.4342, and 36.4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

EXECUTED IN THE PRESENCE OF

Edward J. Derwinski

[SEAL]

As Secretary of Veterans Affairs

By Richard P. Fyne

[SEAL]

Richard P. Fyne

Loan Guaranty Officer of the Veterans Administration, his Attorney in fact.

Authorization recorded in vol. \_\_\_\_\_ of the  
\_\_\_\_\_ Records of the County wherein the  
above-described property is situated, at page \_\_\_\_\_

STATE OF OREGON  
COUNTY OF Multnomah

NOTARY PUBLIC FOR THE STATE OF OREGON  
23045

Personally appeared Richard P. Fyne, who, being duly sworn, did say that he/she is a Loan Guaranty Officer of the Veterans Administration, an agency of the United States Government, that he/she is the attorney in fact for Edward J. Derwinski, as Secretary of Veterans Affairs, and that he/she executed the foregoing instrument by authority of and in behalf of said principal; and he/she acknowledged said instrument to be the act and deed of said principal. Before me:

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the 30 day of September, 19 92.

My commission expires:

Rich L. Merrill  
NOTARY PUBLIC - OREGON  
My Commission Expires 3-18-94  
Notary Public for the State of Oregon

\* Print, typewrite, or stamp names of Administrator of Veterans Affairs and Loan Guaranty Officer; and also names of witnesses and Notary Public immediately underneath such signatures.

SPECIAL  
WARRANTY DEED

SECRETARY OF VETERANS AFFAIRS

TO

SULLIVAN

STATE OF OREGON,

COUNTY OF Klamath

I certify that the within instrument was received for record on the 2nd day of Oct., 19 92.

at 10:08 o'clock A. M., and recorded in book M92 on page 23043.

Record of Deeds of said County.

Witness my hand and seal of county affixed.

Evelyn Biehn, County Clerk  
County Clerk  
Recorder of Conveyances

By Frank J. Sullivan, Deputy

Fee \$40.00  
After Recording Return To:

Frank J. Sullivan  
7826 Highway 39  
Klamath Falls, Oregon 97603