

KS 7621
WARRANTY DEED

02 MAR 18 AM 11:20

0007988124

State of Oregon, County of Klamath
 Recorded 03/18/2002 11:20a m.
 Vol M02, Pg 15754-55
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

KNOW ALL MEN BY THESE PRESENTS THAT Chase Mortgage Company fka Chemical Mortgage Company, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by The Secretary of Veterans Affairs, an officer of the United States of America, his successors or assigns as such, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 17 and 18 Roselawn, Subdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also the South 6 feet of vacated alley adjacent to said lots on the North.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever, and said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
EXCEPT: - General Taxes, together with interest and penalty, if any; **AND** - Easements, Restrictions, Covenants or Conditions imposed by instrument or contained on the face of the plat, if any;

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 43,220.23.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.
 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 individuals.

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.

WARRANTY DEED

Chase Mortgage Company fka Chemical Mortgage Company
 Grantor
 to
 The Secretary of Veterans Affairs
 Grantee
 7037.25380/Olson, Michael

After recording return to:
 Northwest Trustee Services, LLC
 Attention: Becky Baker
 P. O. Box 4143
 Bellevue, WA 98009-4143

Mail tax statements to:
 Department of Veterans Affairs
 Regional Loan Center
 12230 Southwest 3rd Avenue
 Portland, OR 97204

K26

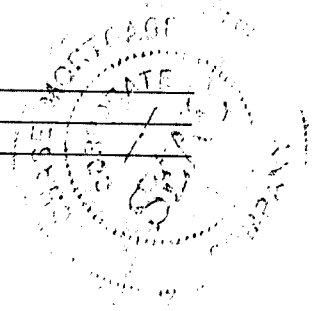
15755

Effective this 15th day of March, 2002. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Chase Mortgage Company fka Chemical Mortgage Company

Lori Little
By: LORI LITTLE

Title: VICE PRESIDENT



State of OHIO)
County of FRANKLIN) ss.

This instrument was acknowledged before me on _____ by LORI LITTLE as
VICE PRESIDENT of Chase Mortgage Company fka Chemical Mortgage Company.

[Signature]
Notary Public for _____
My commission expires: _____



CINDY A. SMITH
Notary Public, State of Ohio
My Commission Expires
Aug. 20, 2003