'04 MAY 17 PM 3:13

MTC-64956

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Title Order No. 04251933	This space reserved for recorder's use
Escrow No. 04251933	
After Recording Return To: Shannon Mann	State of Oregon, County of Klamath Recorded 05/17/2004 3:13 p m Vol M04 Pg 30531 Linda Smith, County Clerk Fee $ 21.00 # of Pgs 1
PO Box 7731	
Klamath Falls, OR 97602-0731	
Name, Address, Zip	
Until a change is requested all tax statements shall be sent to the following address: Same as above	
Name, Address, Zip	

STATUTORY
BARGAIN AND SALE DEED

The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420, Grantor, conveys to Shannon Mann , Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 2, ~~Block~~ Block 105, of BUENA VISTA ADDITION to the City of Klamath Falls, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed recorded April 24, 1959, in Volume 312, Pages 37 and 39, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is $ 45,000.00 . (Here comply with the requirements of ORS 93.030)

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Pursuant to provisions of 38 U.S.C. 1820(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Secretary of Veterans Affairs,
An officer of the United States

By: MICHAEL MORELAND
Its: Director, VA REO
OCWEN Federal Bank, FSB
Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f)

STATE OF FLORIDA
ORANGE COUNTY

On this date, before me personally appeared Michael Moreland, Director VA REO, **pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.**

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 13 **day of** May, **2004.**

Notary Public

My term expires: _____

SARAH R. BLANTON
Notary Public - State of Florida
My Commission Expires Jul 16, 2006
Commission # DD134598

ORFATSB2

2/00 ann

Unofficial Copy