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Vol M04 Page 52214

State of Oregon, County of Klamath  
Recorded 08/09/04 12:49 p m  
Vol M04 Pg 52214-15  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

# WARRANTY DEED

8549170

**KNOW ALL MEN BY THESE PRESENTS THAT** Wells Fargo Bank, N.A., 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:

Lot 19, Block 36, Tract No. 1084, Sixth Addition to Klamath River Acres, in the County of Klamath, State of Oregon.

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 \$119,857.00. 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

Wells Fargo Bank, N.A.  
Grantor

to

The Secretary of Veterans Affairs  
Grantee

7023.27509/Kilburn, James D. and Brenda J.

### After recording return to:

Northwest Trustee Services, Inc.  
Attention: Kathy Taggart  
P. O. Box 997  
Bellevue, WA 98009-0997

### Mail tax statements to:

Department of Veterans Affairs  
Regional Loan Center  
12230 Southwest 3<sup>rd</sup> Avenue  
Portland, OR 97204

26 F

Effective this 4<sup>th</sup> day of August, 2004. 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.

Wells Fargo Bank, N.A.

By: Kathy Taggart

Attorney in Fact for Wells Fargo Bank, N.A. by

Power of Attorney recorded 7/29/2004, in Vol. M04, Page 49801  
Records of Klamath County, Oregon.

State of Washington )  
 ) ss.  
County of King )

This instrument was acknowledged before me on 8/4/04 by Kathy Taggart as Attorney in Fact of Wells Fargo Bank, N.A.

Julie Bouffleur  
Notary Public for Seattle, Washington  
My commission expires: 2/23/05

