

05 FEB 4 PM 11:00

mtc-67913

RECORDING REQUESTED BY
Fidelity National Title Company of Oregon

GRANTOR'S NAME
The Secretary of Veterans Affairs

GRANTEE'S NAME
Ben Irvin Chapman

Until Further Notice Send Future Tax Statements To:
Ben Irvin Chapman
51555 Monroe St Space 8
Indio, CA 92201

AFTER RECORDING RETURN TO:
Ben Irvin Chapman
51555 Monroe St Space 8
Indio, CA 92201

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State of Oregon, County of Klamath
Recorded 02/04/05 11:00 a m
Vol M05 Pg 08135-36
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

The Secretary of Veterans Affairs an Officer of the United States of America his successors or assigns as such, Grantor, conveys and specially warrants to

Ben Irvin Chapman, Grantee, the following described real property, free and clear of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Klamath, State of Oregon,

Subject to and excepting:

Covenants conditions, restrictions and easements of record

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$67,700.00 (See ORS 93.030)
This indenture made on the 13th day of December 2004 by and between the Secretary of Veterans Affairs an Officer of the United States of America whose address is Department of Veterans Affairs Washington DC 20420 hereinafter referred to as Grantor

Pursuant to provisions of 38 U.S.C. 3720(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property

DATED: December 13, 2004
State of Florida
Orange County

The Secretary of Veterans Affairs an Officer of the United States of America his successors or assigns as such

On this date before me personally appeared **MICHAEL MORELAND** a delegation of authority, pursuant to 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

By: [Signature]
MICHAEL MORELAND
by: Director, VA REG

Its: OCWEN Federal Bank FSB
Pursuant to a delegation of authority contained in 38 C.F.R. 36.4342(f)

In witness whereof I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid this 13th day of December 2004

Notary Public

My term expires [Signature]



Dean Ramschwar Paul
Notary Public
Commission 00320106
Expires May 1, 2008



2600
\$m

08136

Lot 32, Block 7, TRACT NO. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-027CC-01700-000

Key No: 195345