

RECORDING REQUESTED BY
Fidelity National Title Company of Oregon

GRANTOR'S NAME
Secretary of Veterans Affairs An Officer of the United and
States of America

GRANTEE'S NAME
Vernon L. Church and Bonnie R. Church

Until Further Notice Send Future Tax Statements To:
Mr. and Mrs. Vernon L. Church
2234 Applegate
Klamath Falls, OR 97603
AFTER RECORDING RETURN TO:
Mr. and Mrs. Vernon L. Church
2234 Applegate
Klamath Falls, OR 97603

2006-018017
Klamath County, Oregon



09/06/2006 03:49:19 PM

Fee: \$26.00

Tax Account No. 3909-012BC-12400-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 8 day of August, 2006, 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, conveys and specially warrants to

Vernon L. Church and Bonnie R. Church, 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, Restriction, Easements of Record and 2006-2007 Real Property Taxes a lien not yet payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS 175,900.00 (See ORS 93.030)

Dated: August 7, 2006 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



State of Florida
Orange County
On this date, before me personally appeared

MICHAEL MORELAND
Director, VA REG

Pursuant to a delegation of authority contained in 38 C.F.R. (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.

Secretary of Veterans Affairs,
An officer of the United States of
America

By: **MICHAEL MORELAND**
Its **Director, VA REG**
OCWEN LOAN SERVICING, LLC
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 by official Seal in the
State of Florida aforesaid,
this 8 day of August, 2006
Notary

NOTARY PUBLIC-STATE OF FLORIDA
Pasquale V. Palazzolo
Commission # DD558208
Expires: MAY 30, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

My term Expires: _____

26.00

Lot 17 in Block 7 of Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012BC-12400-000 Key No: 562135