



COVER SHEET

ORS: 205.234

03/13/2009 11:29:37 AM

Fee: \$31.00

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

1st 119331v

After recording, return to:

Northwest Trustee
PO Box 997
Bellevue WA 98009
Att: Julie Bouffleur

The date of the instrument attached is MARCH 10 2009

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Warranty Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Citi Mortgage

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Secretary of Veterans Affairs

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ _____

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____
Previously recorded as: _____

FBI

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT CitiMortgage, Inc., 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:

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows: Beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, from which the Northeast corner of said block 24 bears North 0 degrees 18' East 194.00 feet distant; thence North 89 degrees 42' West 146.42 feet, more or less, to the Northeasterly line of Lot 11 of said Block 24; thence in a Southeasterly direction along the Northeasterly line of Lots 11, 14 and 15 on a 6 degrees 36' 40" curve to the right 89.90 feet; thence South 89 degrees 42' East 90.04 feet, more or less to the East line of said Block 24; thence North 0 degrees 18" East 70.00 feet to the point of beginning.

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 \$148,939.70. 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

WARRANTY DEED

CitiMortgage, Inc.

Grantor

to

The Secretary of Veterans Affairs

Grantee

7307.22581/HITCHMAN, GEOFFREY A. and DAVIS, KACY J.

After recording return to:

Northwest Trustee Services, Inc.

Attention: Post Sale Dept.

P. O. Box 997

Bellevue, WA 98009-0997

Mail tax statements to:

Department of Veterans Affairs

810 Vermont Avenue NW

Washington, DC 20420

Effective this 10th day of March, 2009. If a corporate grantor, it has caused its name to be signed by an officer or other persons duly authorized to do so by order of its board of directors.

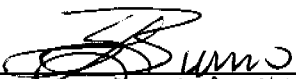
CitiMortgage, Inc.



By: Lance E. Olsen, Attorney in Fact by Power of Attorney
Recorded 1/28/2005 in Klamath County, Vol. M05, Page 6378

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on 3/10/2009 by Lance E. Olsen as Atty-in-Fact of CitiMortgage, Inc..


Notary Public for WASHINGTON
My commission expires: 3/28/11

