



00066227200900069210020027

05/18/2009 11:15:59 AM

Fee: \$26.00

WARRANTY DEED

1st 1272984

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:

Lots 3 and 4, Block 20 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 \$103,993.00. 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

WARRANTY DEED

Wells Fargo Bank, N.A.
Grantor

to

The Secretary of Veterans Affairs
Grantee

7023.17518/PEDERSEN, GARY D. and PEGGY V.

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

F20

Effective this 14th day of May, 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.

Wells Fargo Bank, N.A.


By: Jeff Stenman, Attorney in Fact by Power of Attorney
Recorded 5/26/2006 in Klamath County, #M06 10740

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on 5/14/09 by Jeff Stenman as Atty-in-Fact of Wells Fargo Bank, N.A..


Notary Public for Seattle
My commission expires: 2/23/13

