

2009-013345

Klamath County, Oregon

Return To:

00073941200900133450030038

10/13/2009 03:27:04 PM

Fee: \$47.00

Until a change is requested all tax statements
Shall be sent to the following address:
Craig R. Peters & Candace R. Peters
2892 Springwood Drive
Chiloquin, OR 97624

2009-013705

Klamath County, Oregon



00074360200900137050030033

10/21/2009 02:57:22 PM

Fee: \$47.00

Escrow No.
Title No.

1st 1478935

Above This Line Reserved For Official Use Only

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF _____
DOLLARS (\$ 1.00), and other good and valuable consideration, cash in hand paid,
the receipt and sufficiency of which is hereby acknowledged, by and between the SECRETARY
OF VETERANS AFFAIRS, whose address is Department of Veterans Affairs, Washington, DC
20420, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant
unto CRAIG R. PETERS and CANDACE R. PETERS, Husband and Wife, as joint tenants with
rights of survivorship, hereinafter "Grantees", the following lands and property, together with all
improvements located thereon, lying in the City of Chiloquin, County of Klamath, State of
Oregon, to-wit:

LOT 66 IN BLOCK 28, TRACT NO. 1113-OREGON SHORES UNIT 2, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

TAX PARCEL NUMBER: 74-1612229

Property Address: 2892 Springwood Drive, Chiloquin, OR 97624

Seller to convey the title by special warranty deed without any other covenants of
the title or the equivalent for the state the property is located. Seller makes no
representations or warranties, of any kind or nature whatsoever, whether expressed,
implied, implied by law, or otherwise, concerning the condition of the property.

****Being re-recorded to correct middle initial of grantee, 2009-13345**

F47-

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of Klamath County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_____.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever SPECIALLY warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year _____ shall be _____ prorated between Grantor and Grantee as of the date selected by Grantor and Grantees, or _____ paid by Grantees, or _____ paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor.

The true consideration for this conveyance is \$_____.

WITNESS Grantor(s) hand(s) this the 6th day of October, 2009.

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.

**SECRETARY OF VETERANS AFFAIRS, An
Officer of the United States of America**

By: Neo'Neshia Stovall

Its: Assistant Secretary

Countrywide Pursuant to a delegation of authority
contained in 38 C.F.R. § 36.4342 (f)

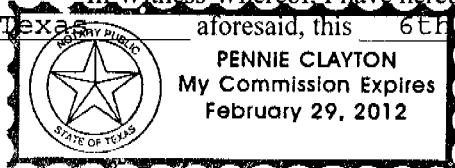
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

STATE OF OREGON

COUNTY OF _____

On this date, before me personally appeared Neo'Neshia Stovall, pursuant to a delegation of authority contained in 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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Texas aforesaid, this 6th day of October, 2009.



Pennie Clayton
Notary Public

Pennie Clayton
Print Name

My Commission Expires: 2/29/2012

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, Phone:

Phone _____

Phone _____

No title search was performed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by
National Deed Network
c/o William E. Curphey, P.C.
28100 US Hwy 19 North, Suite 300
Clearwater, Florida 33761