

2009-015325

Klamath County, Oregon



00076262200900153250030032

Return To:

Until a change is requested all tax statements
Shall be sent to the following address:

Lisa Lynette Crocker

2327 Autumn Ave.
Klamath Falls, OR
97601

APN - TAX ID#
R882060

12/03/2009 02:59:48 PM

Fee: \$47.00

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SPECIAL WARRANTY DEED

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 November 10, 2009:

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Eighty-Three Thousand Nine Hundred
and 00/100 DOLLARS (\$ 83,900.00), and other good and valuable
consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,
THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America,
with a business address of Department of Veterans Affairs, Washington, DC 20420, hereinafter
referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto LISA
LYNETTE CROCKER, a single/married/unmarried woman, residing at 2327 Autumn Avenue,
Klamath Falls, OR, hereinafter "Grantee", the following lands and property,
together with all improvements located thereon, lying in the County of Klamath, State of
Oregon, to-wit:

PARCEL 2 OF LAND PARTITION 55-95 BEING A PORTION OF A PARCEL OF
LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON.

SUBJECT TO, WHICH ARE NOT RE-IMPOSED HEREIN:

1. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED
THEREIN: RECORDED DECEMBER 12, 1941 IN VOLUME 143, PAGE 207.
2. 30 FOOT WIDE PRIVATE NON-EXCLUSIVE EASEMENT SHOWN ON THE
RECORDED PARTITION OF 55-95.
3. CREATION OF A MAINTENANCE AGREEMENT AND THE TERMS AND
CONDITIONS THEREOF RECORDED DECEMBER 09, 2004, IN VOLUME
M04, PAGE 84447.

F-47-

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF
VETERANS AFFAIRS BY DEED RECORDED 11/30/09 IN BOOK 2009,
PAGE 1155 /INSTRUMENT NO. _____ IN
THE OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 2327 Autumn Avenue, Klamath Falls, OR 97601
The legal description was obtained from a previously recorded instrument.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

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

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 83,900.00.

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 GRANTEE that Grantor is lawfully seized in fee simple of said premises.

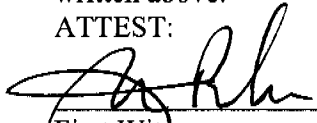
Taxes for tax year 2009 - 2010 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or _____ paid by Grantee, or _____ paid by Grantor.

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

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.

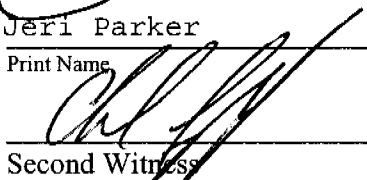
IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor of the date first written above.

ATTEST:


First Witness

Jeri Parker

Print Name


Second Witness

Chad Sparling

Print Name

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: 

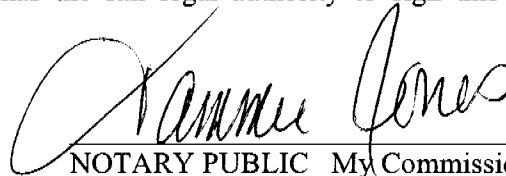
Marishelia James, Assistant Secretary

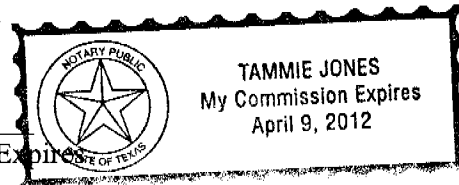
Printed Name and Title

Countrywide, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f)

STATE OF TEXAS } COUNTY OF COLLIN }

ACKNOWLEDGED BEFORE ME, the undersigned authority, personally appeared Marishelia James, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f) on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.


NOTARY PUBLIC My Commission Expires _____



Grantor Name, Address, Phone:
The Secretary of Veterans Affairs
Department of Veterans Affairs
Washington, DC 20420

Phone _____

Grantee Name, Address, Phone:
Lisa Lynette Crocker
2327 Autumn Avenue
Klamath Falls, OR 97601

Phone _____

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING**, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor

Prepared under the supervision of: P. Desantis, Esq.

By: Law's Specialty Group, Inc. 235 West Brandon Blvd, #191, Brandon, Florida 33511

866-755-6300