

2010-005300

Klamath County, Oregon



00083583201000053000020025

05/05/2010 12:57:12 PM

Fee: \$42.00



After recording return to:
Eugene Markgraf
1825 Fremont Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Eugene Markgraf
1825 Fremont Street
Klamath Falls, OR 97601

File No.: 7088-1552517 (DSS)
Date: March 31, 2010

1st 1552517

STATUTORY SPECIAL WARRANTY DEED

The Secretary of Veterans Affairs, an officer of the United States of America, his successors or assigns as such, Grantor, conveys and specially warrants to **Eugene Markgraf**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 19, BLOCK 31, HOT SPRINGS 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.

This property is free from liens and encumbrances, EXCEPT:

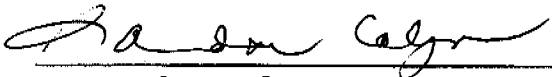
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$84,900.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 1st day of April, 2010.

The Secretary of Veterans Affairs, an officer of the
United States of America, his successors or assigns as
such



By: Sandra Colgrove
Assistant Secretary

STATE OF Oregon TEXAS)
County of Klamath COLLIN)ss.

This instrument was acknowledged before me on this 1st day of April, 2010
by Sandra Colgrove as Assistant Secretary of The
Secretary of Veterans Affairs, an officer of the United States of America, his successors or assigns as
such, on behalf of the .



Notary Public for Oregon
My commission expires: 11/06/10

