

2010-007247

Klamath County, Oregon



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06/14/2010 03:09:42 PM

Fee: \$42.00

**WARRANTY DEED**

(Under ORS 93.850)

1<sup>st</sup> 1520938

**KNOW ALL MEN BY THESE PRESENTS THAT** Wells Fargo Bank, N.A., hereinafter called the grantor, for adequate consideration, conveys and warrants to The Secretary of Veterans Affairs, an officer of the United States of America, his successors or assigns as such, hereinafter called the grantee, and to grantee's heirs, successors and assigns, the following described real property, situated in the County of Klamath and State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein::

Lot 7, Block 8, Tract No. 1152 North Hills, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, excepting therefrom the East 4 feet thereof.

**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;

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$180,105.07. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

**WARRANTY DEED**

Wells Fargo Bank, N.A.  
Grantor  
to  
The Secretary of Veterans Affairs  
Grantee  
7023.70223/DALRYMPLE, MARIA S. and ESTATE OF RICHARD A. JR.

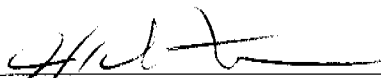
**After recording return to:**  
Northwest Trustee Services, Inc.  
Attention: Post Sale Dept.  
P. O. Box 997  
Bellevue, WA 98009-0997

**Mail tax statements to:**  
Department of Veterans Affairs  
810 Vermont Avenue NW  
Washington, DC 20420

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Effective this 9th day of June, 2010. 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, NA

  
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By: Jeff Stenman, as Attorney in Fact

State of Washington            )  
  ) ss.  
County of King                 )

This instrument was acknowledged before me on 6-9-10 by Jeff Stenman as Atty-in-Fact of Wells Fargo Bank, NA.

  
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Notary Public for the State of Washington  
My commission expires: 2/23/2013

JULIE BOUFFLEUR  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
02-23-13