

2010-011062

Klamath County, Oregon



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09/17/2010 02:36:44 PM

Fee: \$42.00

1st 1548098

WARRANTY DEED
(Under ORS 93.850)

KNOW ALL MEN BY THESE PRESENTS THAT Wells Fargo Bank, NA, 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::

Lots 9 thru 14 Block 2 Sprague River, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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 \$39,659.00.
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, NA
Grantor
to
The Secretary of Veterans Affairs
Grantee
7023.72368/SCHMIDT, DONALD

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
C/o Ocwen Federal Bank
12650 Ingenuity Drive
Orlando, FL 32826

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Effective this 16th day of September, 2010. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Wells Fargo Bank, NA



By: Jeff Stenman, as Attorney in Fact

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on September 16, 2010, by Jeff Stenman as Attorney in Fact of Wells Fargo Bank, NA.



Notary Public for State of Washington
My commission expires: 7-17-2013

(SEAL)

