

2010-012066

Klamath County, Oregon



00091561201000120660020022

10/13/2010 10:36:19 AM

Fee: \$42.00

RECORDING REQUESTED BY:

GRANTOR'S NAME:

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

GRANTEE'S NAME:

JAMES D. EMERY

SEND TAX STATEMENTS TO:

JAMES D. EMERY

35710 SADDLE MOUNTAIN PIT ROAD
CHILOQUIN, OR 97624

AFTER RECORDING RETURN TO:

Escrow No.:

35710 SADDLE MOUNTAIN PIT ROAD
CHILOQUIN, OR 97624

1st 1637308

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

Grantor, conveys and specially warrants to

JAMES D. EMERY, as tenants by the entirety,

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specially set forth below:

THE W 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ENCUMBRANCES:

Rights of the Public, Easements, Covenants, Conditions and Restrictions of record, 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 OR 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 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$57,000.00

Dated October 5, 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

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:

Sandra Colgrove [SEAL]

Sandra Colgrove / Asst Secretary

Cindy Ton / Assistant Secretary

BY THE SECRETARY'S DULY
AUTHORIZED PROPERTY
MANAGEMENT CONTRACTOR,
COUNTRYWIDE HOME LOANS
SERVICING, L.P., NKA BAC HOME
LOANS SERVICING, L.P., PURSUANT TO
A DELEGATION OF AUTHORITY
CONTAINED IN 38 C. F. R. 36.4845 (F)
BY:
TITLE:

FOR NOTARY ACKNOWLEDGEMENT, SEE PAGE 2 ATTACHED HERewith

STATE OF TEXAS
COUNTY OF COLLIN

On this 5th day of October, 2010, before me appeared Sandra Colgrove, and Cindy Ton, both to me personally known, who being duly sworn, did say that he/she, the said Sandra Colgrove is the Assistant Secretary, and he/she, the said Cindy Ton / Assistant Secretary of Secretary of Veterans Affairs the within named Corporation, and that the seal affixed to said Instrument is the corporate seal of said Corporation, and that the said Instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and and acknowledge said Instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Judith L Casey
Judith L Casey, Notary Public - State of Texas
My commissions Expires: 01/23/13

