

2010-012221
Klamath County, Oregon



00091740201000122210030034

10/15/2010 03:43:10 PM

Fee: \$47.00



THIS SPA

After recording return to:
James H. Schols and Meghan N.
Schols
5489 Basin View Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James H. Schols and Meghan N. Schols
5489 Basin View Drive
Klamath Falls, OR 97603

File No.: 7021-1630931 (SFK)
Date: September 20, 2010

1st 1630931

STATUTORY SPECIAL WARRANTY DEED

Secretary of Veteran's Affairs, an officer of the United States of America, Grantor, conveys and specially warrants to **James H. Schols and Meghan N. Schols, husband and wife**, 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 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.

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 **\$239,000.00**. (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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 28th day of September, 2010.

THE SECRETARY OF VETERANS AFFAIRS, An
officer of the United States of America. By the
Secretary's duly authorized property management
contractor. Countrywide Home Loans Servicing,
L.P., nka BAC Homes Loans Servicing, L.P.,
pursuant to a delegation of authority found at 38
C.F.R. 36.4845(f)


By: Cindy Ton
Assistant Secretary

This instrument was acknowledged before me on this 28th day of September, 2010 by Cindy Ton as Assistant Secretary of 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 found at 38 C.F.R. 36.4845(f), on behalf of the The Secretary Of Veterans Affairs, with full authority to act 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 executed the same as their free act and deed of said Secretary..

Notary Public for Oregon Texas
My commission expires: 10-2-2013

