

2010-014475

Klamath County, Oregon



00094406201000144750020026

**WARRANTY DEED**  
(Under ORS 93.850)

12/21/2010 03:37:22 PM

Fee: \$42.00

100766680

**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::

Lot 27, Tract 1432, Quail Point Estates, 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 \$146,296.00. 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

7023.75165/SMITH, IRVIN and SUSANNE

**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

425wf

Effective this 10th day of December, 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

[Signature]  
By: Jeff Stenman, as Attorney in Fact

State of Washington     )  
  ) ss.  
County of King         )

This instrument was acknowledged before me on December 10, 2010, by Jeff Stenman as Attorney in Fact of Wells Fargo Bank, NA.

[Signature]  
Notary Public:  
My commission expires: 7-17-2013

