

1st 1682628

2011-001599

Klamath County, Oregon



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THIS SPACE RES

02/10/2011 03:01:04 PM

Fee: \$47.00

After recording return to:
Rolland R. Cox and Linda J. Cox
3719 La Marada
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Rolland R. Cox and Linda J. Cox
3719 La Marada
Klamath Falls, OR 97603

File No.: 7021-1682628 (SFK)
Date: February 03, 2011

STATUTORY WARRANTY DEED

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America, and to His/Her successors in such office, Grantor, conveys and warrants to Rolland R. Cox and Linda J. Cox, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 5 IN BLOCK 15 OF TRACT NO. 1112, 8TH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

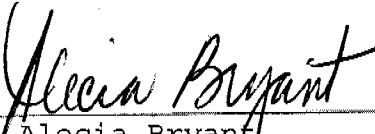
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 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 8th day of February, 20 11.

THE SECRETARY OF VETERANS AFFAIRS,

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 found at 38 C.F.R. 36.4345(f)


By: Alecia Bryant
Assistant Secretary

APN: R562670

Statutory Warranty Deed
- continued

File No.: 7021-1682628 (SPK)
Date: 02/03/2011

STATE OF ~~Oregon~~ TEXAS)
County of Klamath Collin) ss.

This instrument was acknowledged before me on this 8th day of February, 2011
by Alecia Bryant as Assistant Secretary of 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 found at 38 C.F.R. 36.4345(f)
, on behalf of the THE SECRETARY OF VETERANS AFFAIRS.

Shelia Ewing
Notary Public for ~~Oregon~~ TEXAS
My commission expires: 6-21-14

