

1st 11682637

After Recording Return to:  
James + Jacilyn Turner  
4907 Summers Ln.  
Klamath Falls, OR 97603  
Send tax statements to:  
Same as above

2011-001643  
Klamath County, Oregon



02/11/2011 02:18:52 PM

Fee: \$37.00

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 7th day of February, 2011, by and between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose mailing address is: Department of Veterans Affairs, Washington D.C. 20420, as GRANTOR; and JAMES D. TURNER and JACILYNN M. TURNER, husband and wife, whose mailing address is: 4907 Summers Lane, Klamath Falls, OR 97603, as GRANTEE.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee all that certain land situate in the County of **KLAMATH**, State of **OREGON**, more particularly described as:

**The S 1/2 of Lot 12, Block 6, Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

SUBJECT to taxes for year of conveyance and subsequent years; and subject to all covenants, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, and public utilities of record; this reference to said restrictions shall not operate to reimpose the same;

**THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, in law or in equity, to the only proper use and benefit of the Grantee forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

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.

Shelia Ewing  
Witness signature  
print witness name Shelia Ewing

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., n/k/a BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f).

Cindy Ton  
Witness signature  
print witness name Cindy Ton

By: Alecia Bryant  
Its: alecia Bryant

STATE OF TEXAS:  
COUNTY OF COLLIN:

On this date, before me personally appeared Alecia Bryant, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the State of Texas aforesaid, this 7th day of February, 2011.

(Notary Seal)

Stephanie Allen  
Notary Public  
Print name: Stephanie Allen  
Notary Commission No.:  
My Commission Expires: 10-2-13

