

2011-007403

Klamath County, Oregon



00103559201100074030030037

06/17/2011 03:18:50 PM

Fee: \$47.00

First Am 7192-1721079  
After Recording Return To:

**Grantee's Address:**

Nolan Booher  
P.O. Box 1339  
Creswell, OR 97426

Until a change is requested, all tax statements  
shall be sent to the following address:  
Same as above

Above This Line Reserved For Official Use Only

Map/Tax Lot No(s):R-2607-001D0-03500

**SPECIAL WARRANTY DEED**

*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*

**(the property being conveyed herein was foreclosure property)**

Dated June 15, 2011:

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as "**Grantor**", does hereby grant, bargain, sell, and convey unto NOLAN BOOHER, with a mailing address of P.O. Box 1339, Creswell, OR 97426, hereinafter "**Grantee**", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

**LOT 13 BLOCK 1, TRACT 1069, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED 09/03/2010 AS DOCUMENT NO. 2010-10536, IN KLAMATH COUNTY, OREGON.**

**PROPERTY ADDRESS:** 123633 Paunina Street, Crestcent Lake, OR 97733  
*The legal description was obtained from a previously recorded instrument.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,700.00, (See ORS 93.030)

*This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

IN CONSTRUING THIS DEED, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises.

***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 30.903, 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 UNDERSIGNED PERSONS executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

*(This space intentionally left blank)  
Signature page follows*

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor of the date first written above.

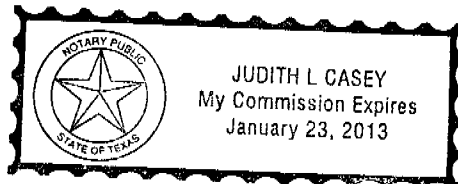
*Recording state does not require witnesses.*

**THE SECRETARY OF VETERANS AFFAIRS,**  
An officer of the United States of America

By: \_\_\_\_\_  
Rocio Iniguez Fellows, Assistant Vice President  
Printed Name Title  
The Secretary's Duly Authorized Property Management  
Contractor, Countywide 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)

STATE OF Texas } COUNTY OF Collin }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 15th day of June, 2011, the undersigned authority, personally appeared Rocio Iniguez Fellows who is the Secretary's Duly Authorized Property Management Contractor, Countywide 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) acting on behalf of 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 on behalf of said Secretary.



Judith L. Casey  
Notary Public

Print Name

My Commission Expires: \_\_\_\_\_

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

Prepared under the supervision of: P. DeSantis, Esq.  
Law's Specialty Group, Inc.; 235 West Brandon Blvd., #191, Brandon, Florida 33511 866-755-6300