

131727055

2011-007675

Klamath County, Oregon



00103890201100076750030038

RECORDING REQUESTED BY:

06/27/2011 11:33:09 AM

Fee: \$47.00

GRANTOR'S NAME:
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

GRANTEE'S NAME:
BONNIE R. BAKER

SEND TAX STATEMENTS TO:
BONNIE R. BAKER
315 SOUTH SECOND AVENUE
CHILOQUIN, OR 97624

AFTER RECORDING RETURN TO:

Escrow No.:
315 SOUTH SECOND AVENUE
CHILOQUIN, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)**

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

Grantor, conveys and specially warrants to

BONNIE R. BAKER, as tenants by the entirety,

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specially set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

ENCUMBRANCES:

Rights of the Public, Easements, Covenants, Conditions and Restrictions of record, 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 OR 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 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$21,000.00.

Dated June 21, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

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.

SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES
OF AMERICA

By: Sandra Colgrove [SEAL]

Its: Sandra Colgrove/Asst Vice President

Maria E Castillo

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
CONTAINED IN 38 C. F. R. 36.4345 (F)
BY: Maria E Castillo
TITLE: Asst Vice President

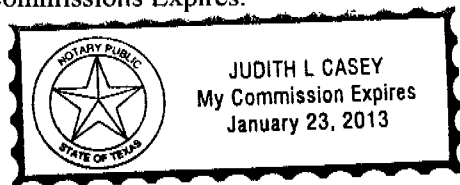
FOR NOTARY ACKNOWLEDGEMENT, SEE PAGE 2 ATTACHED HERewith

STATE OF TEXAS
COUNTY OF COLLIN

On this 21st day of June, 2011, before me appeared Sandra Colgrove, and Maria E Castillo, both to me personally known, who being duly sworn, did say that she, the said Sandra Colgrove is the Assistant Vice President, and she, the said Maria E Castillo is the Asst Vice President of Secretary of Veteran's Affairs the within named Corporation, and that the seal affixed to said Instrument is the corporate seal of said Corporation, and that the said Instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and _____ and _____ acknowledge said Instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Judith L. Casey
Judith L Casey, Notary Public - State of Texas
My commissions Expires:



to
EXHIBIT "A"

SPECIAL WARRANTY DEED

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Exhibit "A"

LOTS 1, 2 AND 3, BLOCK 1, SOUTH CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.