

WTC91016-JS

2011-009053

Klamath County, Oregon



00105655201100090530030036

08/05/2011 03:23:23 PM

Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR'S NAME:

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

GRANTEE'S NAME:

METTHEW O WALTER AND KATHLEEN WALTER

SEND TAX STATEMENTS TO:

METTHEW O WALTER AND KATHLEEN WALTER

25574 DREWS ROAD

SPRAGUE RIVER, OR 97639

AFTER RECORDING RETURN TO:

*SAME AS ABOVE*

Escrow No.:

25574 DREWS ROAD

SPRAGUE RIVER, OR 97639

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

MATTHEW D. WALTER AND KATHLEEN WALTER, 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"

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 \$28,500.00

4712mct

Dated July 20, 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: Judith Casey [SEAL]

Its: Judith Casey Assistant Vice President

By: Eric Sims

Its: Eric Sims Assistant Vice President

BY THE SECRETARY'S DULY  
AUTHORIZED PROPERTY  
MANAGEMENT CONTRACTOR,  
BANK OF AMERICA N.A.,  
FKA BAC HOME LOANS, SERVICING LP,  
PURSUANT TO DELEGATION OF  
AUTHORITY FOUND AT 38 C.F.R 36.4345  
(F)

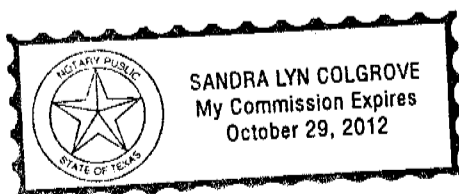
FOR NOTARY ACKNOWLEDGEMENT, SEE PAGE 2 ATTACHED HERewith

STATE OF TEXAS  
COUNTY OF COLLIN

On this 20th day of July, 2011, before me appeared Judith Casey, and Eric Sims, both to me personally known, who being duly sworn, did say that she, the said Assistant Vice President is the Assistant Vice President, and he, the said Assistant 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 Judith Casey and Eric Sims 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.

Sandra Lyn Colgrove  
Sandra Lyn Colgrove, Notary Public - State of Texas  
My commissions Expires:



**Exhibit A**

**Lot 9, Block 28 of FOURTH ADDITION TO NIMROD RIVER PARK,  
according to the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.**