

1st 1694144

2011-010416

Klamath County, Oregon

RECORDING REQUESTED BY:
CR Title Services, Inc.



00107383201100104160030037

09/15/2011 02:51:42 PM

Fee: \$47.00

AND WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
CitiMortgage Inc.
C/O CR TITLE SERVICES
1000 TECHNOLOGY DRIVE, MS-314
O'FALLON, MO 63368-2240
Attn:

APN:R872468
T.S. No.: T11-75195-OR
Investor#: LH-0484860299975

5939971

Warranty Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- ☒ Document Transfer Tax is \$00.00
- ☐ Computed on full value of property conveyed
- ☐ Computed on full value less value of liens or encumbrances remaining at time of sale
- ☒ No documentary transfer tax is due because: "The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less and there is no additional consideration received by the grantor, R & t 11911."
- ☐ City of KLAMATH FALLS
- ☐ APN R872468

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledge,
CitiMortgage, Inc. hereby **CONVEYS** and **WARRANTS** the described real property free of encumbrances, except as specifically set forth herein to: **The Secretary of Veterans Affairs, an officer of the United States of America, and to His/Her successors in such office, as such hereinafter called grantee**

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises that they are free from all encumbrances, and they will warrant and defend the same from all lawful claims whatsoever.

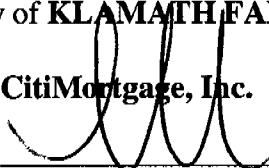
Consideration \$148,059.00

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The following described real property in the city of **KLAMATH FALLS** County of **KLAMATH**, State of OREGON.

Dated: **September 08, 2011**

CitiMortgage, Inc.


Lisa Markham,
Assistant Vice President

State of AZ }ss
County of PIMA }

On September 08, 2011 before me, Xochitl Pizarro Notary Public, personally appeared Lisa Markham, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

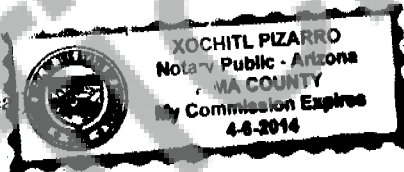
I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Xochitl Pizarro Notary Public

(seal)



T.S. No.: **T11-75195-OR**
Investor#: **LH-0484860299975**

Legal Description

Exhibit "A"

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

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14,

TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH,

STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 51, ELMWOOD PARK, AND RUNNING THENCE NORTH

0° 47' 30" WEST 30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST

QUARTER OF SAID SECTION 14, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0° 47' 30" WEST 30 FEET TO A POINT; THENCE SOUTH 89° 33' EAST 140 FEET TO A POINT; THENCE NORTH 0° 47' 30" WEST 200 FEET TO A POINT; THENCE NORTH 00° 53' 13" WEST 174.46 FEET TO A POINT; THENCE NORTH 69° 31' 20" EAST ALONG THE SOUTHERLY LINE OF FIRST ADDITION TO BANYON PARK, 563.86 FEET TO A POINT; THENCE SOUTH

28° 27' 30" EAST ALONG THE WESTERLY LINE OF LOT 20, BLOCK 4, FIRST ADDITION TO BANYON PARK, 135.77 FEET TO A POINT ON THE NORTHERLY LINE OF THE USBR A-3 LATERAL; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE SOUTH LINE OF THE NORTH

HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89° 36' 30" WEST

Warranty Deed
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ALONG
THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, 357.75
FEET
TO THE TRUE POINT OF BEGINNING.
ALSO KNOWN AS PARCEL 3 OF MINOR LAND PARTITION 19-91.
Tax Parcel Number: R872468

Unofficial
Copy

Warranty Deed
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