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2011-010953
Klamath County, Oregon



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09/30/2011 02:43:39 PM

Fee: \$42.00

Recording requested by:

and when recorded, please return this deed
and tax statements to:

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

SPECIAL WARRANTY DEED

This Indenture, made on the 24th day of May, 2011 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Damon Brandner and Christina Brandner, whose address is, 3060 Cannon Ave, Klamath Falls OR 97603, hereinafter referred to as Grantees.

THE GRANTOR FOR A VALUABLE CONSIDERATION, in the amount of SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00), hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and SPECIALLY WARRANTS to Grantee the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 2 in Block 74 of BUENA VISTA ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 1941 Harriman Ave, Klamath Falls, Oregon 97601

Property ID: R212852 Tax Code No: 001

Transfer Tax exempt: Grantor is the United States of America

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Special Warranty Deed - 1

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EXECUTED this day of 5/24, 20 11

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., nka BAC Home Loans
Servicing, L.P., pursuant to a delegation of
Authority found at 38 C.F.R. 36.4345 (f)

Date: 5/24/2011

Signature: Pennie Clayton

Printed Name and Title: Pennie Clayton, Asst./Sec.

Signed in our presence:

Shelia Ewing
(Witness Signature)

Print Name: Shelia Ewing

Alecia Bryant
(Witness Signature)

Print Name: Alecia Bryant

Notary Acknowledgment:

STATE OF TEXAS)
) ss
COUNTY OF COLLIN)

On this date, before me personally appeared Pennie Clayton, 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 executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 25 day of May, 2011.

Notary Public

My term expires: _____

This instrument was prepared by:
Andrew Kassab Esq.
The Law Offices of Kassab Arabo, PLLC
6775 Daly Road, Suite 104
West Bloomfield, Michigan 48322



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.