

2011-012912

Klamath County, Oregon



00110334201100129120020020

11/18/2011 09:52:06 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Claudia Schubert
North American Title Company
8070 Park Lane, Suite 200
Dallas, Texas 75231

Please send tax statements to:

1100 Virginia Dr.
Ft. Washington, PA 19034

Property Tax ID #: R586814/R-3909-033D0-01000-000

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made on the 19th day of August, 2011, by and between **The Secretary of Veterans Affairs**, an officer of the United States of America, whose address is 810 Vermont Avenue Northwest, Washington, DC 20506, hereinafter called Grantor, and **GMAC Mortgage, LLC**, whose address is 1100 Virginia Dr., Ft. Washington, PA 19034, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits), to be effective as of the date of the Statutory Warranty Deed, dated April 28, 2011, and recorded on May 12, 2011, as document No. 2011-005968, in the Real Property Records of Klamath County, Oregon, executed in error by GMAC Mortgage, LLC, to The Secretary of Veterans Affairs, an Officer of the United States of America.

WITNESSETH, that The Secretary of Veterans Affairs, an Officer of the United States of America, Grantor, releases and quitclaims to GMAC Mortgage, LLC, Grantee, all right, title and interest in and to the following described real property:

LOT 2 IN BLOCK 1 OF TRACT 1018, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

Property address: 10730 Washburn Way, Klamath Falls, Oregon 97603

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 30.930, 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 true consideration for this conveyance is \$10.00.

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Dated this 19TH day of AUGUST, 2011.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its heirs and assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

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

By the Secretary's duly authorized property
management contractor, Bank of America,
N.A., f/k/a BAC Home Loans Servicing, L.P.
pursuant to a delegation of authority found at
38 C.F.R. §36.4345(f)

By:

James Schreiber

Its: JAMES SCHREIBER, ASSISTANT VICE PRESIDENT
(Printed Name and Title)

STATE OF TEXAS

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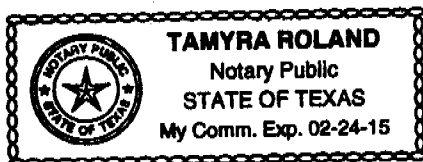
COUNTY OF COLLIN

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On this date, before me personally appeared JAMES SCHREIBER, Assistant ~~Secretary~~ VICE PRESIDENT, of Bank of America, N.A., 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 19TH day of AUGUST, 2011.

MY COMMISSION EXPIRES: 2-24-15



Tamyra Roland
NOTARY PUBLIC

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.