

1st 1774671-SC

2011-012984

Klamath County, Oregon



00110420201100129840030031

11/21/2011 01:59:24 PM

Fee: \$47.00

Commitment Number: 4623 ANDERSON AVENUE

After Recording Return To:

Nancy K Kincheloe
4623 ANDERSON AVENUE, KLAMATH FALLS, OR
97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R872468

SPECIAL/LIMITED WARRANTY DEED

The Secretary of Veterans Affairs, an Officer of the United States of America, hereinafter grantor, of 810 Vermont Ave NW, Washington, DC 20005, for \$139,900.00 (One Hundred and Thirty-Nine Thousand Nine Hundred Dollars and no Cents) in consideration paid, to Nancy K. Kincheloe, hereinafter grantee, whose tax mailing address is 4623 ANDERSON AVENUE, KLAMATH FALLS, OR 97603, the following real property:

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:

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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 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.

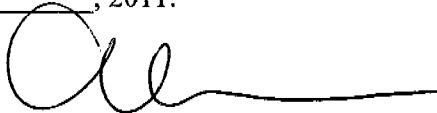
Tax Parcel Number: R872468

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 2011-10416

Executed by the undersigned on November 9, 2011:



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., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)
Alice Chin, Asst VP

STATE OF TEXAS

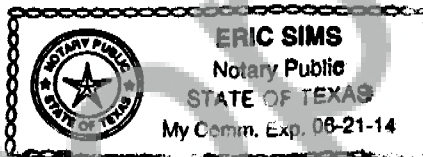
COLLIN COUNTY

On this date, before me personally appeared Alice Chin, 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 9th day of November, 20 11.

Notary Public

My term expires 02/14



Grantee's Name and Address:

Nancy K Kincheloe

4623 ANDERSON AVENUE, KLAMATH FALLS, OR 97603

Send tax statement to grantee

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170