

MCL 96741 DS

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET **DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.**

2013-007092

Klamath County, Oregon

06/21/2013 12:29:01 PM

Fee: \$52.00

After Recording Return To:

Jennifer J. Williamson
4655 Boardman Ave.
Klamath Falls, OR 97603

1. Name(s) of the Transaction(s):

SPECIAL WARRANTY DEED

2. Direct Party (Grantor):

The Secretary of Veterans Affairs, an Officer of the United States of America

3. Indirect Party (Grantee):

Jennifer J. Williamson, a single person

4. True and Actual Consideration Paid:

\$100,000.00

5. Legal Description:

52 AMT

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

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 THIS DEED IS EXEMPT FROM RECORDING TAX PURSUANT TO - 58.1-811 (C) (4) (THE PROPERTY BEING CONVEYED HEREIN WAS FORECLOSURE PROPERTY)

Order No. 8265868
Reference No. 31335

The Secretary of Veterans Affairs, an Officer of the United States of America, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to **Jennifer J. Williamson, a single person,** Grantee, the following described real property in the County of **Klamath**, State of **Oregon**, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: **3909-001DB-00600-000**

Prior Recorded Document Reference: **Deed:** Recorded **June 19, 2012;** Doc. No. **2012-006647**

EXEMPT: 4. DEED CONVEYING REAL ESTATE FROM THE UNITED STATES, THE COMMONWEALTH OR ANY COUNTY, CITY, TOWN, DISTRICT OR OTHER POLITICAL SUBDIVISION THEREOF;

Encumbrances (If none, so state):

The true consideration for this conveyance is: ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00)

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.

Dated this 18th day of June, 2013. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

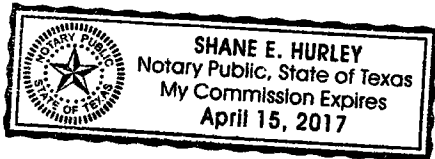
Sara Hartz

Officer of The Secretary of Veterans Affairs, an Officer of the United States of America, by the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R 36.4345 (f)
Printed Name & Title Sara Hartz AVP

STATE OF Texas)
COUNTY OF Denton) ss

This instrument was acknowledged before me on this 18th day of June, 2013 by Sara Hartz, as AVP of **The Secretary of Veterans Affairs, an Officer of the United States of America, by the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R 36.4345 (f), a corporation organized and operating under the laws of the State of Texas, on behalf of the corporation.**

NOTARY STAMP/SEAL



Before Me: SE Hurley
NOTARY PUBLIC- STATE OF Texas
My Commission Expires: 4/15/17

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at point which is 662 feet Westerly on the Northerly right of way line of the Dalles-California Highway, from the Southeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and thence North a distance of 1241.46 feet and West a distance of 203.4 feet to the true point of beginning of this description; thence North a distance of 139.3 feet; thence West a distance of 100 feet; thence South a distance of 139.3 feet; thence East a distance of 100 feet to the place of beginning, situated in the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land situated in the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of that tract of land described as Parcel 2 in Deed Volume M84, page 20,944 Microfilm Records of Klamath County, Oregon, from which the center 1/4 corner of said Section 1 bears North 34° 14' 27" West 1065.58 feet; thence South 00° 00' 23" East, along the East line of said Deed Volume, 18.89 feet; thence South 84° 47' 46" West 76.72 feet; thence North 00° 00' 23" West 25.85 feet to a point on the North line of said Deed Volume, thence East 76.40 feet to the point of beginning.