

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2014-004864**Klamath County, Oregon****05/09/2014 01:29:26 PM****Fee: \$67.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 100524LW

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: LESTER L KLOSSAddress: 10254 MCGUIRE AVECity, ST Zip: KLAMATH FALLS OR 97603**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): SPECIAL WARRANTY DEED**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: THE SECRETARY OF VETERANS AFFAIRS**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: LESTER L. KLOSS**Grantee Name:** _____**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 80,438.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A



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801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

After Recording Return To:

LESTER L. KLOSS
10254 MCGUIRE AVENUE, KLAMATH FALLS, OR 97603

Mail Tax Statements to:

LESTER L. KLOSS
10254 MCGUIRE AVENUE, KLAMATH FALLS, OR 97603

Map/Tax Lot No(s): 3909-03400-8007-000

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Oregon State Bar Number: 861803.

SPECIAL WARRANTY DEED

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*

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS THAT:

THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 hereinafter referred to as **GRANTOR**, does hereby grant, bargain, sell, convey unto LESTER L. KLOSS, hereinafter referred to as **GRANTEE(S)**, the following lands and property:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED AT 2014-001858 IN THE LAND RECORDS OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 10254 MCGUIRE AVENUE, KLAMATH FALLS, OR 97603
The legal description was provided by Grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$80,438.00 (Eighty Thousand Four Hundred Thirty Eight Dollars and Zero Cents) (See ORS 93.030)

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

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

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

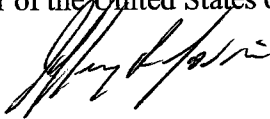
GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises.

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 30.903, 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.

[THIS SPACE LEFT INTENTIONALLY BLANK]

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on this 8
day of April, 2014.

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



By:

Jeffrey Ross, Jr. A/P
Printed Name Title

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)

STATE OF Texas
COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,
personally appeared Jeffrey Ross, Jr., on behalf of Vendor Resource Management who is
the Secretary's duly authorized property Management contractor pursuant to a delegation of
authority found at 38 C.F.R. 36.4345(f) to me known, or has shown _____ as
identification, and is the person who executed the foregoing instrument on behalf of the
Secretary of Veterans Affairs, and acknowledged that he/she 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 8 day of April, 2014.

[Signature]
Notary Public

My Commission Expires:

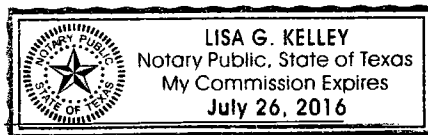


EXHIBIT A
(LEGAL DESCRIPTION)

Unit 10254 (McGuire Avenue), Tract 1365-Falcon Heights Condominiums Stage 2,
According to the Official Plat Thereof on File in the Office of the County Clerk of Klamath
County, Oregon.

more commonly known as: 10254 McGuire Avenue, Klamath Falls, OR 97603