

RECORDING COVER SHEET PER ORS 205.234

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

2014-007706

Klamath County, Oregon

07/24/2014 08:37:33 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

U.S. Department of Veterans Affairs
c/o VRM
Attn: VA REO – VA Title Dept.
4100 International Parkway, Suite 1000
Carrollton, TX 75007

M&H FILE #: OR-12-524583-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234A)

STATUTORY WARRANTY DEED

2. DIRECT PARTY/GRANTOR(S) AND ADDRESS: (ORS 205.160)

MIDFIRST BANK
C/O MidFirst Bank
999 N.W. Grand Blvd., Ste. 100
Oklahoma City, OK, 73118-6116

3. INDIRECT PARTY/GRANTEE(S)/PLAINTIFF AND ADDRESS: (ORS 205.1251A AND 205.160)

Secretary of Veterans Affairs
Attn: VA REO – VA Title Dept.
4100 International Parkway, Suite 1000
Carrollton, TX 75007

4. TRUSTOR(S)/DEFENDANT(S) AND ADDRESS:

Tracy O. Mulkey
5831 SPRINGCREST WAY
KLAMATH FALLS, OR 97603

Tammy S. Mulkey
1702 Twelve Oaks LN
Prattville, AL 36066

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ 0.00

6. SEND TAX STATEMENTS TO:

Secretary of Veterans Affairs
Attn: VA REO – VA Title Dept.
4100 International Parkway, Suite 1000
Carrollton, TX 75007

7. IF THIS INSTRUMENT IS BEING RE-RECORDED, COMPLETE THE FOLLOWING STATEMENT: (ORS 205.244)

**BEING RE-RECORDED TO
CORRECT**

**PREVIOUSLY RECORDED AS
DOCUMENT NO.**

RECORDING REQUESTED BY:
McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

AND WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:

U.S. Department of Veterans Affairs
c/o VRM
Attn: VA REO – VA Title Dept.
4100 International Parkway, Suite 1000
Carrollton, TX 75007

A.P.N. R885352
T.S. # OR-12-524583-JUD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

☒ Document Transfer Tax is \$00.00
☒ This transaction is exempt from the requirements of the Oregon Revised Statutes § 307.040
☒ A.P.N. R885352

MidFirst Bank, 999 N.W. Grand Blvd., Ste. 100, Oklahoma City, OK, 73118-6116, Grantor, conveys and warrants to Secretary of Veterans Affairs, 4100 International Parkway, Suite 1000, Carrollton, TX 75007, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

LOT 16, TRACT NO. 1344 SEVENTH ADDITION TO NORTH HILLS PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the property described below as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances and building use occupancy codes.

The true consideration for this conveyance is \$_0.00_.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010.

Dated this 21st day of July, 2014

MIDFIRST BANK

Melissa Poage
By: Melissa Poage

Title: Vice President

State of Oklahoma }
County of Oklahoma ^{ss.} }

On July 21, 2014 before me, Valerie Wilkerson Notary Public in and for said County and State personally appeared Melissa Poage, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on this instrument on the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

{Seal}

WITNESS my hand and official seal

Signature:

Valerie Wilkerson
Notary Public for [insert State] OKlahoma
My commission expires 02-04-18

