

**2014-010607**

**Klamath County, Oregon**

**10/10/2014 12:59:41 PM**

**Fee: \$52.00**

**AFTER RECORDING RETURN TO:**

**Shapiro & Sutherland, LLC**

**1499 SE Tech Center Place, Suite 255**

**Vancouver, WA 98683**

**Telephone: (360) 260-2253**

**S&S # 12-109428**

**VA 48-48-6-0328756**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That JPMorgan Chase Bank, National Association, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Secretary of Veteran's Affairs, its successor and/or assigns, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See complete Legal Description attached hereto as Exhibit "A"

more commonly known as: 5704 Altamont Drive, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**SEND FUTURE TAX STATEMENTS TO:**

**Secretary of Veterans Affairs**

**Regional Office Dept. Loan Guaranty**

**155 Van Gordon Street**

**Lakewood, CO 80228**

**CONSIDERATION AMOUNT: \$10.00**

In Witness Whereof, the grantor has executed this 26<sup>th</sup> day of August, in the year 2014; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

JPMorgan Chase Bank, National Association

Carl W Foulke AUG 26 2014  
Name: **Carl W Foulke**  
Title: **Vice President**

Timothy J. Wilson AUG 26 2014  
Name: **TIMOTHY J WILSON**  
Title: **Assistant Secretary**

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's right, 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.

STATE OF Ohio )  
 )ss.  
County of Franklin )

This instrument was acknowledged before me on this 26 day of August, 2014, by Carl W Foulke as Vice President and TIMOTHY J WILSON, as Assistant Secretary of JPMorgan Chase Bank, N.A., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Ashley L. Bond AUG 26 2014  
Notary Public **Ashley L. Bond**  
My Commission Expires: 12/10/2018

S&S # 12-109428



**ASHLEY L. BOND**  
Notary Public, State of Ohio  
My Commission Expires 12/10/2018

Exhibit "A"

A portion of Tract #25, ALTAMONT SMALL FARMS, according to the official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point at the Northeasterly corner of said Tract 25 and running thence North  $88^{\circ} 46'$  West along the Northerly boundary of said Tract, 132.0 feet; thence South  $0^{\circ} 11'$  East 107.33 feet; thence South  $89^{\circ} 07'$  East 132.0 feet to the Easterly boundary of said Tract; thence North  $0^{\circ} 11'$  East along the Easterly boundary of said Tract 106.93 feet, more or less, to the point of beginning, saving and excepting a ten foot strip of land extending along the Eastern boundary line for county road.