

187-2212379/2345149
MAIL TAX STATEMENTS AND
WHEN RECORDED RETURN TO:
Secretary of Veterans Affairs
C/O VRM, ATTN: VA REO- VA Title Dept.
4100 International Pkwy, Suite 1000
Carrollton, TX 75007

2015-000392
Klamath County, Oregon
01/15/2015 11:12:37 AM
Fee: \$47.00

WARRANTY DEED
(Under ORS 93.850)

KNOW ALL MEN BY THESE PRESENTS THAT Lakeview Loan Servicing, LLC, hereinafter called the grantor, for adequate consideration, conveys and warrants to The Secretary of Veterans Affairs, an officer of the United States of America, successors or assigns at VA Regional Loan Center; 155 Van Gordon Street, Lakewood, CO 80228, as such, hereinafter called the grantee, and to grantee's heirs, successors and assigns, the following described real property, situated in the County of KLAMATH and State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

The East 65 feet of Lots 45, 46, 47 and 48 of Block 6, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT: - General Taxes, together with interest and penalty, if any; AND - Easements, Restrictions, Covenants or Conditions imposed by instrument or contained on the face of the plat, if any;

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, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$68,040.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

WARRANTY DEED

Lakeview Loan Servicing, LLC
Grantor
to
The Secretary of Veterans Affairs
Grantee
7699.20755/Gavin, James M.

F.
52.00

This 9 day of Jan, 2015.

Lakeview Loan Servicing, LLC

By: Darrell McDonell

Title: Vice President

STATE OF NEW YORK)

COUNTY OF Erie) ss.:

On the 9th day of Jan., in the year 2015, before me, the undersigned, personally appeared Darrell McDonell, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument.

Nicole M. McIntosh

Notary Public

SEAL

Nicole M McIntosh

01MC6256195

Notary Public, State of New York

Qualified in Erie County

My commission expires FEBRUARY 21st, 2016

Sworn to before me on the day 9th of Jan., 2015

