

187 2287793

**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

**2015-001738**

**Klamath County, Oregon**

**02/26/2015 12:14:25 PM**

**Fee: \$47.00**

**SPECIAL WARRANTY DEED**

(Under ORS 93.855)

Lakeview Loan Servicing, LLC, hereinafter called the grantor, for adequate consideration, conveys and specially 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:

**A tract of land being a portion of Lots 6 and 7, Block 61 of BUENA VISTA ADDITION, situated in the SW ¼ NW ¼ of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the East line of said Lot 6, from which the Northeast corner of Lot 4, Block 61 bears North 00 degrees 48' 00" West 145.13 feet; thence South 00 degrees 48' 00" East, along the East line of said Lots 6 and 7, 129.30 feet to a point on the Northeasterly right of way line of the U.S.B.R. "A" Canal tunnel right of way; thence North 51 degrees 22' 03" West, along the said tunnel right of way line, 157.71 feet to a point on the adjusted line; thence, along the said adjusted line, South 89 degrees 30' 01" East 46.07 feet, North 00 degrees 29' 59" East 30.19 feet and North 89 degrees 12' 00" East 75.06 feet to the point of beginning.**

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 \$156,918.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

**SPECIAL WARRANTY DEED**

Lakeview Loan Servicing, LLC

Grantor

to

The Secretary of Veterans Affairs

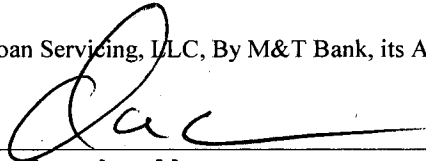
Grantee

7699.20925/Ahearn, Timothy J. and Darla L.

F.  
52.00

This 23 day of February, 2015.

Lakeview Loan Servicing, LLC, By M&T Bank, its Attorney in Fact

  
By: Darrell McDonnell  
Title: Banking Officer

STATE OF NEW YORK)  
COUNTY OF Erie ) ss.:

On the 23<sup>rd</sup> day of Feb., in the year 2015, before me, the undersigned, personally appeared Darrell McDonnell, 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 23<sup>rd</sup> of Feb., 2015

