

1572212379

2015-001885

Klamath County, Oregon

03/03/2015 12:58:24 PM

Fee: \$47.00

**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

**SPECIAL WARRANTY DEED**

(Under ORS 93.855)

**To Correct and Replace recorded Warranty Deed**

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:

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.

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.

*This Special Warranty Deed corrects and replaces the Warranty Deed conveyance executed by Lakeview Loan Servicing, LLC on January 9, 2015 and recorded on January 15, 2015 in the County Records of Klamath County, Oregon as Document Number 2015-000392*

**SPECIAL WARRANTY DEED**

Lakeview Loan Servicing, LLC  
Grantor

to

The Secretary of Veterans Affairs  
Grantee  
7699.20755/Gavin, James M.

F.  
52.00

This 25<sup>th</sup> day of February, 20 15.

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

Lisa A. Wilson  
By: Lisa A. Wilson  
Title: Banking Officer

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

On the 25<sup>th</sup> day of Feb., in the year 201 5, before me, the undersigned, personally appeared Lisa A. Wilson, 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, 20 16

Sworn to before me on the day 25<sup>th</sup> of Feb., 201 5

