

184 2428270
**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

2015-003500

Klamath County, Oregon

04/15/2015 12:37:06 PM

Fee: \$47.00

SPECIAL WARRANTY DEED
(Under ORS 93.855)

Wells Fargo Bank, N.A., 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:

LOTS 25 AND 26, BLOCK 34, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 \$ \$39,123.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

F
52.00

SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A.

Grantor

to

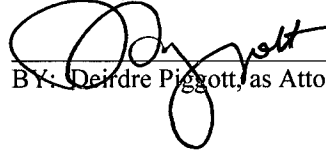
The Secretary of Veterans Affairs

Grantee

7023.110865/TAHASH, Ralph H. (Deceased)

Effective this 04th day of April, 2015

Wells Fargo Bank, N. A.



BY: Deirdre Piggott, as Attorney in Fact by POA

STATE OF Washington)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Deirdre Piggott is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Wells Fargo Bank, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



NOTARY PUBLIC in and for the State of
Washington, residing at King County
My commission expires 08-25-18

MONICA GRADINARU
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-25-18