



2015-003593

Klamath County, Oregon

04/17/2015 09:13:32 AM

Fee: \$52.00

**AFTER RECORDING, MAIL TO:**

Kelly Philips

403 Main Street, 2795 Anderson Ave., #24A  
Klamath Falls, OR 97603

Unless a change is requested, all  
tax statements shall be sent to the  
following address:

Kelly Philips

403 Main Street, 2795 Anderson Ave., #24A  
Klamath Falls, OR 97603

**SPECIAL WARRANTY DEED**

This Indenture, made on the 13<sup>th</sup> day of April, 2015, by and between the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington D.C. 20420, hereinafter referred to as **GRANTOR**, and Kelly ~~Philips~~ <sup>\*Phillips</sup>, whose address is 403 Main Street, Klamath Falls, OR 97601, hereinafter referred to as **GRANTEE**.

**GRANTOR** conveys and specially warrants to **GRANTEE** the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

**Legal Description:**

**SEE ATTACHED EXHIBIT "A"**

Commonly known as: 5704 Altamont Drive, Klamath Falls, OR 97603

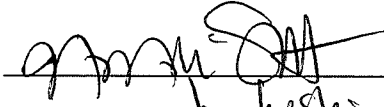
**Parcel Number:** R579163

The true consideration for this conveyance is \$56,250.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.


This deed was prepared by Laura Hoexter, Oregon Bar No. 112622, who certifies that it is in a form that is in accordance with applicable local, state and federal law.

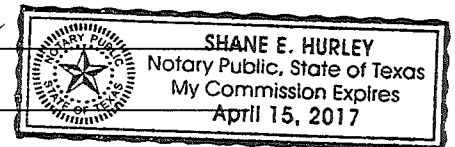
THE SECRETARY OF VETERANS AFFAIRS,  
An officer of the United States of America  
By the Secretary's duly authorized property  
Management contractor, Vendor Resource  
Management, pursuant to a delegation of  
authority found at 38 C.F.R. 36.4345(f)

  
Printed Name: Heshia Small  
Title: AVP  
GRANTOR

STATE OF Texas )  
 )  
Denton COUNTY )

On this date, before me personally appeared Heshia Small,  
pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the  
person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs,  
and acknowledged that he executed the same as the free act and deed of said Secretary.  
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of  
Texas aforesaid, this 13<sup>th</sup> day of April, 2015.

  
Notary Public  
My term expires: \_\_\_\_\_



# 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.