

2015-010591

Klamath County, Oregon

09/25/2015 09:05:55 AM

Fee: \$47.00

After Recording, Please Return To:
Grantor c/o Betters Law Firm PLLC
800 Town & Country Boulevard, Suite 300
Houston, TX 77024

Send Tax Statements To:
Wells Fargo Bank, N.A.
3476 Stateview Boulevard, Fort Mill, SC 29715

QUITCLAIM DEED

The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is the Department of Veterans Affairs, VA Regional Loan Center, 155 Van Gordon Street, Lakewood, Colorado 80228 ("Grantor") releases and quitclaims to Wells Fargo Bank, N.A., whose address is 3476 Stateview Boulevard, Fort Mill, SC 29715 ("Grantee(s)"), all right, title and interest in and to the following described real property:

Lot 1, Block 2, Eastmount, According to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. The legal description was obtained from a previously recorded instrument.

Tax Parcel Number: R509293

Commonly known as: 6323 Dennis Drive, Klamath Falls, OR 97603. This address is provided for informational purposes only.

The true consideration for this conveyance is Zero Dollars (\$0.00).

THIS INSTRUMENT WILL 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 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.

Dated this 24th day of September, 2015.

[Signature Page Follows]

REO 72689

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *Pennie Clayton*

Pennie Clayton, AVP

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)

ACKNOWLEDGMENT

STATE OF TEXAS)

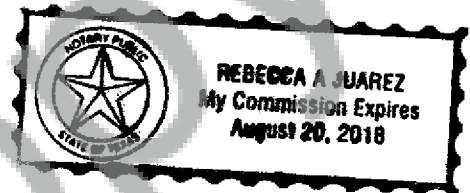
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Pennie Clayton, AVP*, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she 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
24th day of September, 2015.

Rebecca A. Juarez
Notary Public

My Commission Expires: 08-20-2018



*The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.