



02/08/2016 12:15:19 PM

Fee: \$47.00

After recording return to:
VISIONET SYSTEMS INC
183 INDUSTRY DRIVE
PITTSBURGH PA 15275

Until a change is requested,
all tax statements shall be sent
to the following address:
SECRETARY OF VETERANS AFFAIRS
VA REGIONAL LOAN CENTER
155 VAN GORDON ST.
LAKEWOOD, CO 80228

**SPECIAL WARRANTY DEED
(OREGON)**

Date: 12/30/15

WELLS FARGO BANK, N.A. Grantor, conveys and specially warrant(s) to **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, SUCCESSORS AND ASSIGNS, DEPARTMENT OF VETERANS AFFAIRS, VA REGIONAL LOAN CENTER** Grantee, whose mailing address is **155 VAN GORDON ST., LAKEWOOD, CO 80228**, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

LOT 3 IN BLOCK 94 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 1225 CALIFORNIA AVE, KLAMATH FALLS, OR 97601

TAX PARCEL NO: R366366

This property is free of all encumbrances created, EXCEPT:

[Exceptions to the covenants described in ORS 93.855(2)]

The true consideration for this conveyance is **\$10.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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: 12/30/15

WELLS FARGO BANK, N.A.

[Signature]
By: Joshua A. Murray
Its: VP of Loan Documentation

[Signature]
By: Leah Gamble
Its: AVP

STATE OF South Carolina
COUNTY OF York) SS.

This instrument was acknowledged before me on 30 December 2015 by Joshua Murray Leah Gambell of WELLS FARGO BANK, N.A., its VP of Loan Documentation AVP.

Dated: 12-30-15
(Seal/Stamp)

[Signature]
Notary Public

My Appointment Expires: 5-22-25

ERIN E GROGIN
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 5-22-25