



RECORDING REQUESTED BY:

2016-001388

Klamath County, Oregon

02/11/2016 01:44:59 PM

Fee: \$47.00

WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:

Department of Veterans Affairs
c/o Vendor Resource Management
ATTN: REO-VA Title Dept.
4100 International Pkwy, Ste 1000
Carrollton, TX 75007

T.S. No.: **OR-16-700497-GPS**

Space above this line for recorders use only

VA No. : **48-48-6-0365742**

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, **Wells Fargo Bank, N.A.**, hereby grants, conveys and warrants to **the Secretary of Veterans Affairs, an officer of the United States of America**, and to its successors in such office, as such hereinafter called Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in the city of Klamath Falls, County of KLAMATH, State of Oregon:

LOT 15 AND THE SOUTH 5 FEET OF LOT 16, BLOCK 12 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is \$00.00 (Complies with ORS § 307.040).

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 ACQUIRING FEE TITLE TO PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

T.S. No.: **OR-16-700497-GPS**

Dated:

02.01.16

Wells Fargo Bank, N.A. by McCarthy Holthus, LLP,
Attorney in Fact



By: Jennifer Smith, Authorized Agent for McCarthy &
Holthus, LLP

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: **California)**

County of: **San Diego)**

On 02.01.16 before me, **KRISTEN MARIE SMITH**, a notary public,
personally appeared Jennifer Smith who proved to me on the basis of
satisfactory evidence to be the person(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 authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under *PENALTY OF PERJURY* under the laws of the State of **California** that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)


Signature

KRISTEN MARIE SMITH

