

2016-003317

Klamath County, Oregon

03/30/2016 03:41:44 PM

Fee: \$52.00

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

Shapiro & Sutherland, LLC

7632 SW Durham Road, #350

Tigard, OR 97224

S&S File No. 15-117646

Legal Description: Unit 10061, FALCON HEIGHTS CONDOMINIUM STATE 3, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R887702

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

☒

Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

JPMorgan Chase Bank, N.A.

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Secretary of Veteran's Affairs  
c/o Department of Veteran's Affairs  
155 Van Gordon Street  
Lakewood, CO 80228

**4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:**

ORS 93.030(5) – Amount in dollars or other

\$10.00 Other

VRM – VA REO Property Tax

PO Box 11339

Carrollton, TX 75011

**6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary**

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

obligation imposed by the order

or warrant. ORS 205.125(1)(c)

| \$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_ TO CORRECT \_\_\_\_\_ PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."**

**AFTER RECORDING RETURN TO:**

RCO Legal, P.C.  
Attn: Kyle Fleming  
511 SW 10<sup>th</sup> Avenue, Ste. 400  
Portland, OR 97205  
File No.: 7037.57657

**SEND TAX STATEMENTS TO:**

Department of Veteran Affairs  
C/O VRM; Attn: David Fitzgerald  
VA-REO Property Tax  
P.O. Box 11339  
Carrollton, TX 75011

**SPECIAL WARRANTY DEED**

JPMorgan Chase Bank, National Association, Grantor, whose address is 1111 Polaris Parkway, Columbus, Ohio 43240, conveys and specially warrants to The Secretary of Veterans Affairs, an officer of the United States of America, whose address is c/o Department of Veterans Affairs, VA Regional Loan Center, 155 Van Gordon Street, Lakewood, Colorado 80228 (Post Office Box 25126, Denver, Colorado 80225), Grantee, the real property described below, free of encumbrances created or suffered by the Grantor except as specifically set forth herein, if any, and subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

The true consideration for this conveyance is \$10.00 and other property or value was either part or the whole consideration.

Unit 10061, Falcon Heights Condominium Stage 3, According to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Parcel Number: R887702

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.

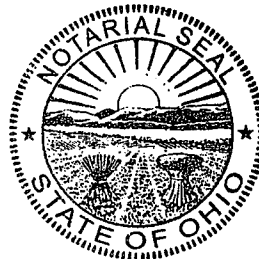
Dated: OCT 01 2015

By: Ida Caputo OCT 01 2015  
JPMorgan Chase Bank, National Association  
Ida Caputo Vice President

State of Ohio )  
 ) ss.  
County of Franklin )

On this 1 day of October, 2015, before me, a Notary Public in and for said State, personally appeared Ida Caputo who signed this instrument as the Vice President of JPMorgan Chase Bank, National Association, and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Ashley L. Bond OCT 01 2015  
Notary signature Ashley L. Bond  
My commission expires: 12/10/2018



ASHLEY L. BOND  
Notary Public, State of Ohio  
My Commission Expires 12/10/2018