Klamath County, Oregon 06/24/2016 11:54:57 AM

Fee: \$87.00



VRM Asset #: 76772

VA Loan #: 484860327573

Closing Vendor (Buyers Settlement Agent):

Debbie - 541-883-7948

Debbie Sinnock | Escrow Officer | Amerititle, Inc. 300 Klamath Avenue | Klamath Falls, Oregon 97601 Phone (541) 883-3401 Fax (541) 882-0620

Type of Deed Attached: SPECIAL WARRANTY DEED

Property Address: 1693 SISKIYOU ST., KLAMATH FALLS, OR 97601

State Specific (Deed) or Special Instructions:

 ${\tt **Please} \ overnight \ original \ deed \ directly \ to \ settlement \ agent \ stated \ above - overnight \ label \ attached {\tt **}$

This document generated under the auspices of, and approved by:

JURIS DOC PREP

801 FOREST RIDGE DRIVE

SUITE 108

BEDFORD, TX 76022

817.510.3113

After Recording Return To: RAYCHARLES D. BENTLEY 1693 SISKIYOU ST., KLAMATH FALLS, OR 97601

Mail Tax Statements to: RAYCHARLES D. BENTLEY 1693 SISKIYOU ST., KLAMATH FALLS, OR 97601

Map/Tax Lot No(s): R892426

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

SPECIAL WARRANTY DEED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$129,750.00 (One Hundred Twenty Nine Thousand Seven Hundred Fifty Dollars and Zero Cents) (See ORS 93.030)

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise exclusive jurisdiction over the within described property

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS THAT:

THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington D.C. 20420 hereinafter referred to as **GRANTOR**, does hereby grant, bargain, sell, convey unto RAYCHARLES D. BENTLEY, hereinafter referred to as **GRANTEE(S)**, the following lands and property:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED AT INSTRUMENT NO. 2015-001738 IN THE LAND RECORDS OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 1693 SISKIYOU ST., KLAMATH FALLS, OR 97601 The legal description was provided by Grantor.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee heirs and assigns, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 ACOUIRING 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 30.903, AND TO INOUIRE 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

TESTIMONY WHEREOF, WITNESS the signature of the Grantor on this , 2016.

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America, Printed Name 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) ACKNOWLED AND EXECUTED BEFORE ME, the undersigned authority, , 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 or has shown identification, 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 aforesaid, this day of A

Notary Public

My Commission Expires:

STATE OF JOY COUNTY OF

personally appeared

LISA G KELLEY Notary Public State of Texas

EXHIBIT A (LEGAL DESCRIPTION)

A tract of land being a portion of Lots 6 and 7, Block 61 of BUENA VISTA ADDITION, situated in the SW ½ NW ½ of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said Lot 6, from which the Northeast corner of Lot 4, Block 61 bears North 00 degrees 48° 00" West 145.13 feet; thence South 00 degrees 48° 00" East, along the East line of said Lots 6 and 7, 129.30 feet to a point on the Northeasterly right of way line of the U.S.B.R. "A" Canal tunnel right of way; thence North 51 degrees 22° 03" West, along the said tunnel right of way line, 157.71 feet to a point on the adjusted line; thence, along the said adjusted line, South 89 degrees 30° 01" East 46.07 feet, North 00 degrees 29° 59" East 30.19 feet and North 89 degrees 12° 00" East 75.06 feet to the point of beginning.

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