

2016-012022

Klamath County, Oregon

11/09/2016 03:00:00 PM

Fee: \$52.00

Grantor
The Secretary of Veterans Affairs
Department of Veterans Affairs
155 Van Gordon Street
Lakewood, CO 80228

Grantee
Nationstar Mortgage LLC
8950 Cypress Waters Blvd., Coppell, TX 75019
After Recording Return To:
BETTERS LAW FIRM PLLC
800 Town & Country Blvd., Suite 399
Houston, TX 77024

Send Tax Statements To:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd., Coppell, TX 75019

QUITCLAIM DEED

STATE OF OREGON

COUNTY OF KLAMATH

THIS QUITCLAIM DEED, The Secretary of Veterans Affairs, an officer of the United States of America, whose address is Department of Veterans Affairs, 155 Van Gordon Street, Lakewood, CO 80228, hereinafter referred to as "Grantor", executed this November 8, 2016, conveys and quitclaims to Nationstar Mortgage LLC, with an address at 8950 Cypress Waters Blvd., Coppell, TX 75019 (Grantee(s)) (the words "Grantor" and "Grantee(s)" are to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of Zero Dollars (\$0.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by this document does hereby remise, convey, and forever QUITCLAIM unto said Grantee(s) the below described tract or parcel of land and all improvements more fully and completely described as follows:

Address: 1124 N 7th St., Klamath Falls , OR 97601. This address is provided for informational purposes only.

Legal Description: Lot 1 and the Easterly 10 feet of Lot 2, Block 3, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof in the office of the Clerk of Klamath County, Oregon. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 10/24/2016 at Instrument No. 2016-011313 in the records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said tract of land, with all the rights, members, and appurtenances thereof, so that neither Grantor nor any other person claiming under him or her shall at any time claim or demand any right, title, or interest to the said tract of land or its appurtenances.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

[Signature Follows]

REO 91664

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By:

Pennie Clayton, AVP

Printed Name, Title

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 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 _____ as 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 State of Texas aforesaid, this 8th day of November, 2016.

Rebecca A. Juarez
Notary Public

Rebecca Juarez

My Commission Expires: 08-20-2018

