

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
7632 SW Durham Road, #350  
Tigard, OR 97224  
Telephone: (360) 260-2253  
S&S # 16-118748  
VA 48-48-6-0349471

2017-000815  
Klamath County, Oregon  
01/26/2017 10:06:00 AM  
Fee: \$47.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Wells Fargo Bank, N.A., herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Secretary of Veteran's Affairs, its successor and/or assigns, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Easterly 120 feet of Lot 4 and the Easterly 120 Feet of the Northerly 7 feet of Lot 3,  
CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk,  
Klamath County, Oregon.

more commonly known as: 5420 Maryland Avenue, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:  
Department of Veterans Affairs  
Loan Guaranty Service  
3401 West End Avenue, #760W  
Nashville, TN 37203

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 12<sup>th</sup> day of January, in the year 2017; if a corporate grantor, it has caused its name to be signed and by its officers or attorney-in-fact.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORSs 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 this 12<sup>th</sup> day of January, 2017.

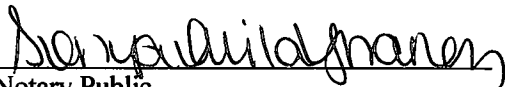
**Wells Fargo Bank, N.A.,**



Gary Garza II  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
01/12/2017

State of Texas  
County of Bexar

This instrument was acknowledged before me on January 12, 2017 by Gary Garza II, Vice President Loan Documentation of Wells Fargo Bank, N.A., a national association, on behalf of said national association.

  
Notary Public

My Commission expires: 09-23-2017

