

2017-006602

Klamath County, Oregon

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After Recording Return To:  
RICARDO SERRATO and IRMA SERRATO  
1202 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Mail Tax Statements to:  
RICARDO SERRATO and IRMA SERRATO  
1202 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Map/Tax Lot No(s): R-3809-035DB-00703-000  
**THE TRUE AND ACTUAL CONSIDERATION: \$60,000.00 (See ORS 93.030)**

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**

*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 **RICARDO SERRATO and IRMA SERRATO**, hereinafter referred to as **GRANTEE(S)**, the following lands and property:

22417

**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 FEBRUARY 7, 2017 AT INSTRUMENT NO. 2017-001296 IN THE LAND RECORDS OF KLAMATH COUNTY, OREGON;**

**AND**

**BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED JANUARY 10, 2017 AT INSTRUMENT NO. 2017-000230 IN THE LAND RECORDS OF KLAMATH COUNTY, OREGON.**

**PROPERTY ADDRESS: 1202 HOMEDALE ROAD, KLAMATH FALLS, OR 97603**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$60,000.00 (Sixty Thousand Dollars and Zero Cents) (See ORS 93.030)

*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.

**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, AND 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 30.903, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on this 12  
day of June, 2017.

**THE SECRETARY OF VETERANS AFFAIRS, An**  
officer of the United States of America,

By: [Signature]  
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)

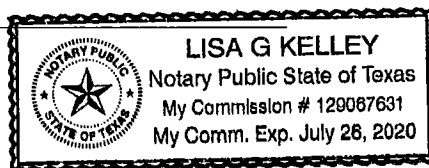
STATE OF Texas  
COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,  
personally appeared [Signature] 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 12 day of June, 2017.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



**EXHIBIT A  
(LEGAL DESCRIPTION)**

**THE FOLLOWING DESCRIBED PROPERTY:**

**PARCEL 2 OF LAND PARTITION 2-99 BEING PARCEL 1 OF "LAND PARTITION 26-97" BEING  
A PORTION OF LOTS 58 AND 59 OF FAIR ACRES SUBDIVISION NUMBER 1 SITUATED IN  
THE NW1/4 SE1/4 SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST, WILLAMETTE  
MERIDIAN, KLAMATH COUNTY, OREGON.**

**Property Address: 1202 Homedale Road, Klamath Falls, OR 97603**