

2017-011428

Klamath County, Oregon

10/09/2017 09:20:00 AM

Fee: \$47.00

After recording return to:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

Until a change is requested,
all tax statements shall be sent
to the following address:
DEPARTMENT OF VETERANS AFFAIRS
LOAN GUARANTY SERVICE
3401 WEST END AVENUE, SUITE 760W
NASHVILLE, TN 37203

**SPECIAL WARRANTY DEED
(OREGON)**

Date: 3/28/2017

WELLS FARGO BANK, N.A., Grantor, conveys and specially warrant(s) to **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, SUCCESSORS AND ASSIGNS, DEPARTMENT OF VETERANS AFFAIRS, VA REGIONAL LOAN CENTER**, Grantee, whose mailing address is **3401 WEST END AVENUE, SUITE 760W, NASHVILLE, TN 37203**, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

LOT 3 IN BLOCK 4 OF FIRST ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 3911 GRENADA WAY, KLAMATH FALLS, OR 97603
TAX PARCEL NO: R-3909-012CB-04500-000

The true consideration for this conveyance is **\$10.00**.

This property is free of all encumbrances created, EXCEPT:

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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: 3/28/2017

WELLS FARGO BANK, N.A.

Ryan Mark Dornbusch 3/28/2017 Shannon Davis 3/28/17
By: Ryan Mark Dornbusch By: Shannon Davis
Its: VP Loan Documentation Its: VP Loan Documentation

STATE OF Iowa)
) SS.
COUNTY OF Dallas)

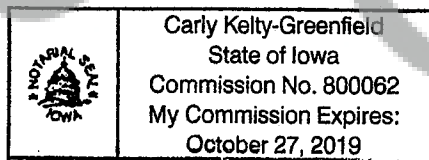
This instrument was acknowledged before me on March 28, 2017 by
Shannon Davis and Ryan Mark Dornbusch of WELLS FARGO BANK,
N.A., its VP Loan Documentation & VP Loan Documentation.

Dated: 3-28-17
(Seal/Stamp)

Carly Kelly Greenfield

Notary Public

My Appointment Expires: October 27, 2019



TAX PARCEL NO: R-3909-012CB-04500-000