

  
MTC 174065 AM

**2018-000345**

**Klamath County, Oregon**

01/09/2018 02:22:01 PM

Fee: \$47.00

Tax statements to:  
MIDFIRST BANK  
999NWGrand  
Boulevard, Suite 100  
Oklahoma City, OK  
73118

Original return to:  
Aldridge Pite, LLP  
4375 Jutland Dr. Suite 200  
San Diego, CA 92117

Space Above For Recorder's Use

## **WARRANTY DEED**

Grantor: MIDFIRST BANK  
999 NW Grand Boulevard, Suite 100  
Oklahoma City, OK 73118

Grantee: Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, 3401 West End Avenue, Suite 760W, Nashville, TN 37203

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

LOT 3 IN TRACT 1288 "SAGE MEADOWS", ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

commonly known as:

7232 Ruth Drive, Klamath Falls, OR 97603

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.

MidFirst Bank

Dated this 27<sup>th</sup> day of December, 2017. By: Josh Mills  
Name: Josh Mills  
Title: Vice President

STATE OF Oklahoma  
COUNTY OF Oklahoma

On December 27<sup>th</sup>, 2017 before me, Ted Snoddy, personally appeared Josh Mills, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of Oklahoma that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ted Snoddy (seal)  
Name: Ted Snoddy

