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2018-012666

Klamath County, Oregon

10/16/2018 02:42:57 PM

Fee: \$87.00

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
4375 Jutland Drive
San Diego, CA 92117

MAIL TAX STATEMENT TO:
Lakeview Loan Servicing LLC
c/o Flagstar Bank
5151 Corporate Drive
Troy, MI 48098-2639

Space Above For Recorder's Use

APN: R493086
TS No: 000908-000130
VA No.: 48486403452

SPECIAL WARRANTY DEED

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

Grantor: **LAKEVIEW LOAN SERVICING, LLC**

Grantee: **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**

Grantor conveys and specially warrants to Grantee the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein: **LOT 16 IN BLOCK 6, TRACT NO. 1016, KNOWN AS GREEN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**
Commonly known as: **2423 BRIARWOOD LN, KLAMATH FALLS, OR 97601**

Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor.

T.S. No. 000908-000130
APN: R493086

Lakeview Loan Servicing, LLC, by LoanCare, LLC
as Attorney in Fact under a Limited Power of Attorney

By: *Patricia Miner*

Name: Patricia Miner

Title: Assistant Secretary

Dated this 5th day of October, 2018.

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.

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned authority, on this 5th day of October, 2018 personally appeared Patricia Miner, the Assistant Secretary of LoanCare, LLC as attorney in fact under a Limited Power of Attorney for Lakeview servicing LLC, on behalf of said entity, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said entity and that he/she executed the same as the act of such entity for the purposes and consideration therein expressed.

WITNESS my hand and official seal.

Signature *April Lynn Arena* (seal)
Name: April Lynn Arena

