

**2019-000036**

**Klamath County, Oregon**

**01/02/2019 01:49:00 PM**

**Fee: \$92.00**

WHEN RECORDED MAIL TO  
Aldridge Pite, LLP  
4375 Jutland Drive  
San Diego, CA 92117  
MAIL TAX STATEMENT TO:  
Caliber Home Loans, Inc.  
13801 Wireless Way  
Oklahoma City, OK 73124-0330

APN: R374115  
TS No: 001140-000626

Space Above For Recorder's Use

**SPECIAL WARRANTY DEED**

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

Grantor: **CALIBER HOME LOANS, INC.**

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 6, BLOCK 2, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICES OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

Commonly known as: **209 MORTIMER ST., 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. 001140-000626  
APN:

CALIBER HOME LOANS, INC.

Dated this 28<sup>th</sup> day of December, 2018. By:   
Name: David Nilan  
Title: Authorized Officer

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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (seal)

Name:

**"See attached"**

## ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

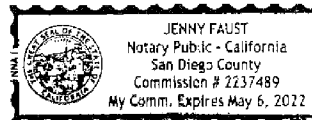
State of California  
County of San Diego )

On DEC 28 2018 before me, Jenny Faust, Notary Public  
(insert name and title of the officer)

personally appeared David Nilsen  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature J Faust (Seal)