

**2019-001923**

**Klamath County, Oregon**

03/01/2019 01:30:01 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

**Shapiro & Sutherland, LLC**

**1499 SE Tech Center Place, Suite 255**

**Vancouver, WA 98683**

**Telephone: (360) 260-2253**

**S&S # 18-123572**

**VA 48-48-6-0442029**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That PennyMac Loan Services, LLC, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Secretary of Veteran's Affairs, an officer of the United States of America, its successor and/or assigns, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**LOT 10, BLOCK 2, FIRST ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

more commonly known as: 1731 Winona Way, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**SEND FUTURE TAX STATEMENTS TO:**

**Department of Veterans Affairs**

**Loan Guaranty Service**

**3401 West End Avenue, #760W**

**Nashville, TN 37203**

**CONSIDERATION AMOUNT: \$10.00**

In Witness Whereof, the grantor has executed this instrument this 27 day of February, in the year 2019; if a corporate grantor, it has caused its name to be signed and by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORSs 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.

PennyMac Loan Services, LLC

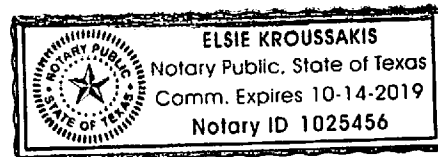
Name: Francisco Guadiana  
Title: Authorized Representative

Name: Teresa Luna  
Title: Authorized Representative

STATE OF Texas )  
County of Tarrant )ss.

On this 27th day of February, 2019, personally appeared Francisco Guadiana and Teresa Luna who, being duly sworn each for himself and not one for the other, did say that the former is the Authorized Representative and that the latter is the Authorized Representative of PennyMac Loan Services, LLC, a corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Elsie Kroussakis  
Notary Public  
My Commission Expires: 10-14-2019



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