

**2020-000873****Klamath County, Oregon**

01/22/2020 03:46:00 PM

Fee: \$87.00

RECORDING REQUESTED BY:
ServiceLink-Irvine

AND WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Department Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

T.S. No.: OR-19-875066-GPS

SPACE ABOVE THIS LINE FOR RECORDERS USE

VA No.: 48-48-6-0424052

STATUTORY WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, **AMERICAN FINANCIAL NETWORK, INC.**, hereby grants, conveys and warrants to **Secretary of Veterans Affairs, an officer of the United States** to its successors in such office, as such hereinafter called Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in the city of **Klamath Falls**, County of **KLAMATH**, State of **Oregon**:

A PORTION OF LOT 10 IN BLOCK 12, FOURTH ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST ON THE NORTH LINE OF SAID LOT A DISTANCE OF 110 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID LOT A DISTANCE OF 74 FEET; THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT, SAID POINT BEING SOUTH 70 FEET FROM THE NORTHWEST CORNER THEREOF; THANE NORTH A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING.

The true and actual consideration for this conveyance is \$0.00 (Complies with ORS § 93.030).

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

STATUTORY WARRANTY DEED - 1

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.

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Dated: January 6, 2020

AMERICAN FINANCIAL NETWORK, INC.

By: Francine Bryant
Title: Vice President & Assistant Secretary

State of: New Jersey

County of: Mercer

On January 6, 2020 before me, Regina Evaslin a notary public, personally appeared Francine Bryant, 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 New Jersey that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Regina Evaslin (Seal)
Regina Evaslin

REGINA E. EVASLIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 10, 2022
ID# 50065694