

# RECORDING COVER PAGE

PER ORS 205.234

PLEASE FILL OUT  
COMPLETE AND LEGIBLE

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER PAGE **DO NOT** AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2020-010390**

**Klamath County, Oregon**

08/20/2020 08:14:58 AM

Fee: \$92.00

## AFTER RECORDING RETURN TO:

NAME AND ADDRESS OF THE PERSON AUTHORIZED TO RECEIVE THE  
INSTRUMENT AFTER RECORDING AS REQUIRED BY ORS 205.180(4)  
AND ORS 205.238.  
SERVICELINK

1400 CHERRINGTON PKWY, CORAOPOLIS, PA 15108

## 1. NAME OF THE TRANSACTION (S ), DESCRIBED IN THE ATTACHED INSTRUMENT(S) AND REQUIRED BY ORS 205.234(A).

**NOTE:** Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer encumbrance or release affecting title to or an interest in real property".

## SPECIAL WARRANTY DEED

## 2. Grantor/Direct (s) as described in ORS 205.160.

DITECH FINANCIAL, LLC

ADDRESS: 2100 EAST ELLIOT ROAD, BUILDING 94, MAIL STOP T-140

TEMPE, AZ 85284

## 3. Grantee/Indirect (s) as described in ORS 205.160.

THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES

ADDRESS: 3401 WEST END AVENUE, SUITE 760W

NASHVILLE, TN 37203

## 4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

0.00

## 5. UNTIL A CHANGE IS REQUESTED, All Tax Statements shall be sent to the following name and address: for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260

DEPARTMENT OF VETERANS AFFAIRS, LOAN GUARANTY SERVICE, 3401 WEST END AVENUE, SUITE 760W, NASHVILLE, TN 37203

## 6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).

FULL \_\_\_\_\_ PARTIAL \_\_\_\_\_

## 7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien \$ \_\_\_\_\_

After recording return to:  
ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108  
File No. 191237619

Mail tax statements to:  
**Department of Veterans Affairs**  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

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### SPECIAL WARRANTY DEED

That on this 18 day of August, 2020, Ditech Financial LLC, Grantor, conveys and specially warrant(s) to **The Secretary of Veterans Affairs, an Officer of the United States**, Grantee, the following described real property:

**A tract of land situated in Government Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89°42'15" East along the North line of said Section 15, 400.0 feet; thence South 62.42 feet; thence South 50°43'50" East 193.0 feet to the true point of beginning of this description; thence South 39°16'10" West 408.35 feet to a point on the Northeasterly bank of the Williamson River; thence South 56°00' East, 110.47 feet; thence North 39°16'10" East 398.20 feet; thence North 50°43'50" West 110.0 feet to the point of beginning of this description.**

Commonly known as: **340 Camp Drive, Chiloquin, OR 97624**

The true consideration for this conveyance is \$0.00

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Executed this 18 day of August, 2020.

~~Ditech Financial LLC~~ by NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact

By: [Signature]

Print Name: Charles Clute

Title: Foreclosure Specialist

STATE OF South Carolina  
COUNTY OF Greenville

This instrument was acknowledged before me on August 18, 2020 (date) by  
Charles Clute, Foreclosure Specialist  
(insert title) of NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for Ditech  
Financial LLC.

[Signature]  
Notary Public, State of South Carolina

Printed Name of Notary: Charles Colberg

My commission expires: 12/13/2027



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.