



2021-002224

Klamath County, Oregon

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After Recording Return To:

MARIO GONZALEZ and SONYA PEREZ

3040 MADISON ST, KLAMATH FALLS, OR 97603

Mail Tax Statements to:

MARIO GONZALEZ and SONYA PEREZ

3040 MADISON ST, KLAMATH FALLS, OR 97603

True and Actual Consideration Paid: \$140,000.00 (See ORS 93.030)

Map/Tax Lot No(s): 734101

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805

Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)

*THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property*

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS THAT:

THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington D.C. 20420 hereinafter referred to as **GRANTOR**, does hereby grant, bargain, sell, convey unto **MARIO GONZALEZ and SONYA PEREZ**, hereinafter referred to as **GRANTEE(S)**, the following lands and property:

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The East 100 feet of Lot 20 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED AT INSTRUMENT NO. 2020-009883 IN THE LAND RECORDS OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 3040 MADISON ST, KLAMATH FALLS, OR 97603
The legal description was provided by agent for Grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$140,000.00 (One Hundred Forty Thousand Dollars and Zero Cents) (See ORS 93.030)

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee heirs and assigns, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises.

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, AND 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, AND 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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IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on this 22
day of December, 20 20.

THE SECRETARY OF VETERANS AFFAIRS, An
officer of the United States of America,

By: [Signature]
Printed Name _____ Title _____

By the Secretary's duly authorized property
Management contractor, Vendor Resource
Management, pursuant to a delegation of authority found at
38 C.F.R. 36.4345(f)

STATE OF TEXAS
COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,
personally appeared [Signature], on behalf of Vendor Resource Management who is
the Secretary's duly authorized property Management contractor pursuant to a delegation of
authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification,
and is the person who executed the foregoing instrument on behalf of THE SECRETARY
OF VETERANS AFFAIRS, and acknowledged that he/she executed the same as the free act
and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State
of TEXAS aforesaid, this 22 day of December, 20 20.

[Signature]
Notary Public

My Commission Expires: 12-14-2021

