

2021-003701

Klamath County, Oregon

03/11/2021 03:06:01 PM

Fee: \$87.00

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-19-861752-JUD**

SPACE ABOVE THIS LINE FOR RECORDERS USE

VA No.: **484860425777**

STATUTORY WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, **Veterans Affairs**, hereby grants, conveys and warrants to **FREEDOM MORTGAGE CORPORATION**, 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**:

PARCEL 1 LOT 9 A RESUBDIVISION OF LOTS 49 AND 50 OF HOMEDALE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. PARCEL 2 THAT PORTION OF LOT 10 A RESUBDIVISION OF LOTS 49 AND 50 OF HOMEDALE TRACTS, LYING WESTERLY OF A LINE DRAWN 10 FEET EASTERLY FROM AND PARALLEL TO THE WESTERLY LINE OF SAID LOT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is **\$178,186.00** (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 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.

T.S. No.: OR-19-861752-JUD

Dated: 3/9/21

VETERAN'S AFFAIRS (VA)

Jack Huntington
Jack Huntington, Loan Admin. Officer

State of: Texas

County of: Harris

On March 9, 2021 before me, Caryn Van Valkenburg, a notary public, personally appeared Jack Huntington, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Vg (Seal)

