

2021-012519

Klamath County, Oregon

08/16/2021 03:25:01 PM

Fee: \$87.00

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
1050 SW 6th Avenue, Suite 1100
Portland, OR 97204

MAIL TAX STATEMENT TO:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Space Above For Recorder's Use

APN: 273466 // 3510-035B0-00100 and 273457 // 3510-035A0-01100
TS No: 090727-OR
VA NO.: 484860457332

SPECIAL WARRANTY DEED

The true consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor: **NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER**

Grantee: **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**

Grantor conveys and specially warrants to Grantee the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

LOTS 27 AND 28, BLOCK 50, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: **24159 ARROWHEAD LN, SPRAGUE RIVER, OR 97639**

Grantor warrants and will defend the title of the property against all persons who may lawfully claim the same by, through or under Grantor.

Dated this 27th day of July, 2021.

NATIONSTAR MORTGAGE LLC D/B/A
MR.COOPER

Dexter Honeycutt 7-27-2021
Dexter Honeycutt Doc Eo Associate

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.

STATE OF Texas }
COUNTY OF Denton }

On 7-27-2021 before me, Sherry Sumerauer, personally appeared Dexter Honeycutt, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity. 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 *Sherry Sumerauer* (seal)
Name: Sherry Sumerauer

