

2023-000719

Klamath County, Oregon

02/02/2023 10:59:01 AM

Fee: \$87.00

After Recording Return to:

ServiceLink

1325 Cherrington Parkway

Moon Township, PA 15108

File Number: 230001550

Mail tax statements to:

Department of Veterans Affairs

Loan Guaranty Service

3401 West End Avenue, Suite 760W

Nashville, TN 37203

GENERAL WARRANTY DEED

THIS DEED, made this 1 day of FEB, 23, between **Nations Lending Corporation**, whose mailing address is 4 Summit Park Drive, Suite 200, Independence, OH 44131, the Grantor, conveys and warrants to **The Secretary of Veterans Affairs, an Officer of the United States**, whose mailing address is: Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, the Grantee, the following described real property in Klamath County, Oregon:

LOTS 3 THROUGH 12, BLOCK 38, BUENA VISTA ADDITION, LOCATED IN KLAMATH COUNTY, IN THE STATE OF OREGON.

APN: 183679

Property commonly known as: 333 W Oregon Ave, Klamath Falls, OR 97601

The true consideration for this conveyance is **\$0.00**.

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.

Dated: 2-1-23

Nations Lending Corporation By LoanCare,
LLC, as Attorney-in-Fact under a Limited Power
of Attorney

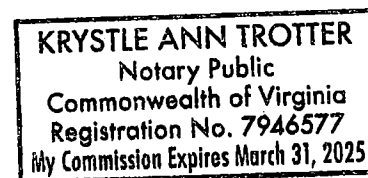
By: Linda Brown
Print Name: LINDA BROWN
Title: ASSISTANT SECRETARY

STATE OF VIRGINIA
CITY/COUNTY OF VIRGINIA BEACH

On this 1 day of Feb, 2023, before me, the undersigned Notary Public, personally appeared LINDA BROWN known to me (or satisfactorily proven) to be the ASSISTANT SECRETARY of LoanCare, LLC as Attorney-in-Fact under a Limited Power of Attorney for Nations Lending Corporation, and whose name(s) is/are subscribed to the within instrument bearing date of Feb 1, 2023 and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Krystle Ann Trotter
Notary Public
Printed Name: KRYSTLE ANN TROTTER
My commission expires: 3-31-2025



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.