

2023-003007

Klamath County, Oregon

04/21/2023 01:25:01 PM

Fee: \$87.00

RECORDING REQUESTED BY:
ServiceLink

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-23-954335-GPS**
VA No.: **48-48-6-0482221**

SPACE ABOVE THIS LINE FOR RECORDERS USE

STATUTORY WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, **Lakeview Loan Servicing, LLC**, hereby grants, conveys and warrants to **Secretary of Veterans Affairs, an officer of the United States** to its successors in such office, as such hereinafter called Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in the city of **CHILOQUIN**, County of **KLAMATH**, State of **Oregon**:

LOTS 6, 7 AND 8 IN BLOCK 8 OF SOUTH CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is \$0.00 (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-23-954335-GPS

Dated: 4/10/2023

Nationstar Mortgage LLC in attorney fact for,
Lakeview Loan Servicing, LLC

Signed by: Talya Harris 4/10/2023
Print Name: Talya Harris / Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: Texas
County of: Denton

On April 10, 2023 before me, **Felecee Davis** a notary public, personally appeared Talya Harris, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 Felecee Davis (Seal)

