

**2023-003402**

**Klamath County, Oregon**

05/04/2023 11:56:01 AM

Fee: \$92.00

File No: 230165466  
Grantor's Loan No. 0046471595

After Recording, Send to:  
ServiceLink, LLC  
1325 Cherrington Parkway  
Moon Township, PA 15108

Send Grantee's Tax Bills to:  
Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203

Parcel Number: 607258

**SPECIAL WARRANTY DEED**

**LAKEVIEW LOAN SERVICING, LLC**, ("Grantor"), of **4425 Ponce De Leon Blvd., MS5-251, Coral Gables, FL 33146**, for and in the consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**, ("Grantee"), whose tax mailing address is **Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203**, the following described real estate:

**Lots 1 through 10, Block 98, Bowne Addition To Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Property Address is: 31410 UNION ST, BONANZA, OR 97623**

Prior deed recorded at **Instrument No. 2023-002799**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The true and actual consideration for this deed is \$10.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on 5-3, 2023:

**LAKEVIEW LOAN SERVICING, LLC, By LoanCare, LLC, as attorney in fact under a limited power of attorney**

By: Linda Brown

Name: LINDA BROWN

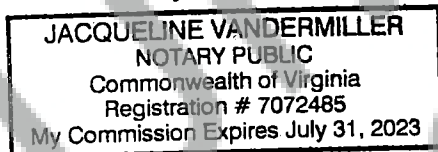
Its: ASSISTANT SECRETARY

STATE OF VIRGINIA  
CITY/COUNTY OF VIRGINIA BEACH

\* POA recorded on  
8-17-18 at Inst #  
2018-009763.

I, the undersigned, a Notary Public in and for said County/City and State aforesaid, DO HEREBY CERTIFY THAT LINDA BROWN as ASSISTANT SECRETARY on behalf of **LoanCare, LLC, as attorney in fact under a limited power of attorney for LAKEVIEW LOAN SERVICING, LLC, personally known to me** or has produced \_\_\_\_\_ as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3 day of May, 2023.



Jacqueline VanderMiller  
Notary Public Jacqueline VanDerMiller

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.