

**2023-003420**

**Klamath County, Oregon**

**05/04/2023 03:47:01 PM**

**Fee: \$92.00**

**RECORDING REQUESTED BY:**

Servicelink

**WHEN RECORDED MAIL DEED AND TAX  
STATEMENT TO:**

**Department of Veterans Affairs**

Loan Guaranty Service

3401 West End Avenue, Suite 760W

Nashville, TN 37203

Trustee Sale No. 159344

APN: 212629

Space above for Recorder's use only

VA No.: 48-4860491987

**STATUTORY WARRANTY DEED**

For valuable consideration, receipt of which is hereby acknowledged, **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.** hereby grants, conveys and warrants to **Secretary of Veterans Affairs, an officer of the United States**, 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**.

See attached "Exhibit A"

Commonly known as: **1960 Harriman Ave, Klamath Falls, OR, 97601**

The true and actual consideration for this conveyance is (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.

Ts# 159344

Dated: April 18, 2023

x 

Signed By: Shelia Kournoian  
Loss Mitigation Officer

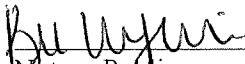
Printed Name: \_\_\_\_\_

State of Michigan } SS  
County of Wayne

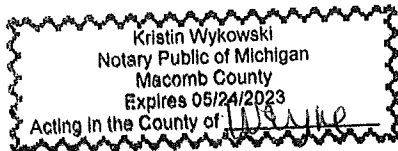
On April 18, 2023 before me, Kristin Wykowski, a Notary Public in and for said state, personally appeared Shelia Kournoian who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

  
\_\_\_\_\_  
Notary Public

(This area for Official Notary Seal)



TS# 159344

The land referred to in this Guarantee is described as follows:

A portion of Lots 5 and 6, Block 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Block 72, BUENA VISTA ADDITION, which point is also the Northeasterly corner of Lot 6 of said Block, and running thence South  $37^{\circ}09'$  West, along the Westerly line of Harriman Avenue 92.0 feet to the corner common to Lots 5 and 6; thence continuing South  $37^{\circ}09'$  West, along said Westerly line of Harriman Avenue 50 feet to the most Southerly corner of Lot 5; thence at right angles North  $52^{\circ}51'$  West a distance of 60 feet to a point on the lines between Lots 4 and 5 of said Block 72; thence North  $13^{\circ}51'$  East a distance of 54.4 feet to a point on the line between Lots 5 and 6; thence South  $52^{\circ}51'$  East along said line between Lots 5 and 6 a distance of 41.9 feet to a point; thence at right angles North  $37^{\circ}09'$  East a distance of 62.0 feet to a point on the Southerly line of Prescott Street; thence following said Southerly line of Prescott Street North  $89^{\circ}31'$  East a distance of 50.0 feet to the point of beginning.