



2023-006402

Klamath County, Oregon

07/31/2023 08:50:02 AM

Fee: \$87.00

AFTER RECORDING, MAIL TO:

Veronica Serna
672 S.W. Sunset Way
Troutdale, OR 97060

Unless a change is requested, all
tax statements shall be sent to the
following address:
672 S.W. Sunset Way
Troutdale, OR 97060

SPECIAL WARRANTY DEED

This Indenture, made on the 25 day of July, 2023 by and between the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington D.C. 20420, hereinafter referred to as **GRANTOR**, and Veronica Serna, whose address is 672 S.W. Sunset Way, Troutdale, OR 97060, hereinafter referred to as **GRANTEE**.

GRANTOR conveys and specially warrants to **GRANTEE** the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Legal Description:

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

Commonly known as: 333 W. OREGON AVENUE, KLAMATH FALLS, OR 97601

Parcel Number: 183679

The true consideration for this conveyance is \$120,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

This deed was prepared by Laura Hoexter, Oregon Bar No. 112622, who certifies that it is in a form that is in accordance with applicable local, state and federal law.

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource
Management, pursuant to a delegation of
authority found at 38 C.F.R. 36.4345(f)

Michelle Murphy

Printed Name: Michelle Murphy

Title: AUP
GRANTOR

STATE OF Texas)
)
Denton COUNTY)

On this date, before me personally appeared Michelle Murphy,
pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the
person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs,
and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Texas aforesaid, this 25 day of July, 2023.

Jennifer Dardaganian
Notary Public
My term expires: _____

