

2023-007246

Klamath County, Oregon

08/23/2023 01:55:01 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-23-959334-GPS

VA No.: 48-48-6-0477316

SPACE ABOVE THIS LINE FOR RECORDERS USE

STATUTORY WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, **Freedom Mortgage Corporation**, 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 **Klamath Falls**, County of **KLAMATH**, State of **Oregon**:

A PARCEL OF LAND SITUATED IN THE NE1/4 SW1/4, SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIN ON THE EASTERLY LINE OF MCCLELLAN DRIVE, SAID POINT BEING SOUTH 0° 16' EAST A DISTANCE OF 138.43 FEET FROM THE NORTHEAST CORNER OF FIRST ADDITION TO MOYINA, ACCORDING TO THE DULY RECORDED PLAT OF SAID SUBDIVISION; THENCE SOUTH 0° 16' EAST ALONG THE EASTERLY LINE OF MCCLELLAN DRIVE A DISTANCE OF 115 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 89° 44' EAST A DISTANCE OF 120 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 47° 52' EAST A DISTANCE OF 39.73 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 42° 08' WEST A DISTANCE OF 145.71 FEET TO A 1/2 INCH IRON PIN; THENCE ALONG A 30 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 72.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (THE BEARINGS ON THE ABOVE DESCRIBED PARCEL OF LAND ARE BASED ON THE PLAT OF FIRST ADDITION TO MOYINA.)

The true and actual consideration for this conveyance is \$0.00 (Complies with ORS § 93.030).

T.S. No.: OR-23-959334-GPS

Dated: August 2, 2023

Freedom Mortgage Corporation

Signed by: *Mia Carter*
Print Name: Mia Carter - FCL Specialist II

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: Indiana
County of: Hamilton

On August 2, 2023 before me, *Charles Lemons* a notary public, personally appeared Mia Carter, 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 Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Chle 2* (Seal)

