

**AFTER RECORDING, MAIL TO:**

Michael G. Bergren  
31410 Union Street  
Bonanza, OR 97623

Unless a change is requested, all  
tax statements shall be sent to the  
following address:

Michael G. Bergren  
31410 Union Street  
Bonanza, OR 97623

**SPECIAL WARRANTY DEED**

This Indenture, made on the 31 day of August, 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 Michael G. Bergren, an unmarried man, whose address is 9510 Red Squirrel Ln., Bonanza, OR 97623, 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 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.**

Commonly known as: 31410 Union Street, Bonanza, OR 97623

**Parcel Number: 607258**

The true consideration for this conveyance is \$ 190,000.00

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 Tyler Jones, Oregon Bar No. 200177, 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)

Norma Campos

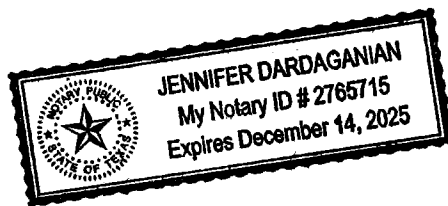
Printed Name: Norma Campos

Title: AVP  
GRANTOR

STATE OF Texas )  
 )  
Denton COUNTY )

On this date, before me personally appeared Norma Campos AVP,  
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 31 day of August, 2023.



Jennifer Dardaganian  
Notary Public  
My term expires: \_\_\_\_\_