

2023-009719

Klamath County, Oregon

11/09/2023 11:28:01 AM

Fee: \$87.00

After Recording Return to:

ServiceLink

1325 Cherrington Parkway

Moon Township, PA 15108

File Number: 230529179

Mail tax statements to:

Department of Veterans Affairs

Loan Guaranty Service

3401 West End Avenue, Suite 760W

Nashville, TN 37203

SPECIAL WARRANTY DEED

THIS DEED, made this 07 day of NOVEMBER, 2023, between **Ranlife, Inc.**, whose address is **3138 E. Elwood St, Phoenix, AZ 85034**, the Grantor, conveys and specially warrant(s) to **The Secretary of Veterans Affairs, an Officer of the United States**, whose mailing address is: **Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203**, the Grantee, the following described real property in Klamath County, Oregon:

Lot 16 in Block 44 of First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID Number: 272519

Property commonly known as: 21314 Peacepipe Ln, Sprague River, OR 97639

The true consideration for this conveyance is **\$0.00**.


The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

21314 Peacepipe Ln, Sprague River, OR 97639

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.

Dated: 11/07/2023


**Ranlife, Inc., by Allied First Bank, SB DBA Servbank, as
Attorney-in- Fact**

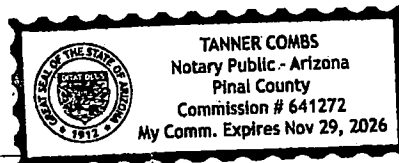
By: 
Print Name: CINDY COWDEN
Title: VICE PRESIDENT

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 07 day of NOVEMBER, 2023, before me, the undersigned Notary Public, personally appeared CINDY COWDEN known to me (or satisfactorily proven) to be the VICE PRESIDENT of Allied First Bank, SB DBA Servbank, as Attorney-in- Fact for Ranlife, Inc., and whose name(s) is/are subscribed to the within instrument bearing date of NOVEMBER 07, 2023 and acknowledged that he (she) they has/have executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.


Notary Public
Printed Name: TANNER COMBS
My commission expires: 11.29.2026



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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