

**After Recording Return to:**

ServiceLink  
1325 Cherrington Parkway  
Moon Township, PA 15108  
File Number: 230294004

**Mail tax statements to:**

Department of Veterans Affairs  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

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**SPECIAL WARRANTY DEED**

THIS DEED, made this 05 day of JANUARY, 2024, between **Allied First Bank, SB dba Servbank**, 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 67, Block 45, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Parcel ID Number: 473366

Property commonly known as: 4639 Widgeon Ln, Bonanza, OR 97623

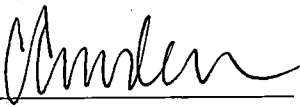
The true consideration for this conveyance is **\$0.00**.

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.

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: 01/05/2024

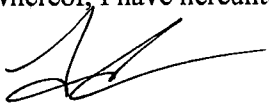
**Allied First Bank, SB dba Servbank**

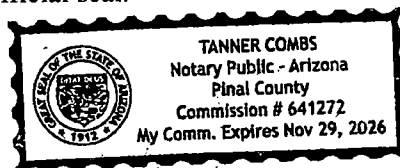
By:   
Print Name: CINDY COWDEN  
Title: VICE PRESIDENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 05 day of JANUARY, 2024, 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** and whose name(s) is/are subscribed to the within instrument bearing date of JANUARY 05, 2024 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.