



MTC 618059AM

**AFTER RECORDING, MAIL TO:**

Ronald J. Milligan and Sherry L. Milligan  
1107 McClellan Dr.  
Klamath Falls, OR 97603

**2024-000351**

Klamath County, Oregon

01/12/2024 10:41:02 AM

Fee: \$87.00

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

Ronald J. Milligan and Sherry L. Milligan  
1107 McClellan Dr.  
Klamath Falls, OR 97603

## **SPECIAL WARRANTY DEED**

This Indenture, made on the 4<sup>th</sup> day of January, 2024, 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 Ronald J. Milligan and Sherry L. Milligan, whose address is 11928 Mallory Dr., Klamath Falls, OR 97603, as Tenants by the Entirety, 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:**

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 MOYTNA.)

Commonly known as: 1107 McClellan Dr., Klamath Falls, OR 97603

**Parcel Number: 451424**

The true consideration for this conveyance is \$319,000.00

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)

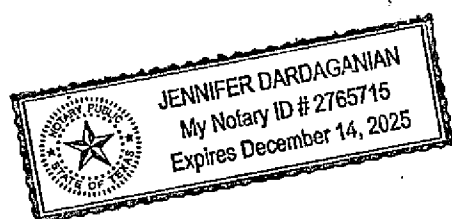
Printed Name: Brenda Garcia

Title: AVP  
GRANTOR

STATE OF Texas )  
 )  
Denton COUNTY )

On this date, before me personally appeared Brenda Garcia,  
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 4th day of January, 20 24.



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