

2024-002326

Klamath County, Oregon

03/27/2024 04:07:01 PM

Fee: \$92.00

AmeriTitle
6/4345AM

This Instrument Prepared By:

National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685

Return To & Mail Tax Statements To:

RANLIFE INC.
3138 E. Elwood St,
Phoenix, AZ 85034

APN: 272519

Order #: OR-10287-YC

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF zero AND 00/100 DOLLARS (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between **The Secretary of Veterans Affairs, an Officer of the United States**, as "Grantor", does hereby remise, release, and forever quitclaim unto, **RANLIFE INC.**, hereinafter "Grantee", whose address is 3138 E. Elwood St, Phoenix, AZ 85034, the following lands and property, together with all improvements located thereon, lying in the **County of Klamath**, State of Oregon to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

APN: 272519

Property Address: 21314 Peacepipe Ln., Sprague River, OR 97639

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

WITNESS Grantors' hand this the 18th day of March, 2024.

**The Secretary of Veterans Affairs, an Officer of the
United States**

By 

Name: Jack Huntington

Title: Loan Administration Officer

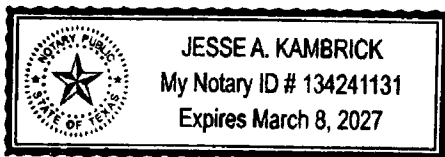
Loan Guaranty Service (On behalf of the Secretary of Veterans Affairs, an Officer of the United States, pursuant to a delegation of authority at 38 C.F.R. 36.4345, but subject to the limitations of 38 C.F.R. 36.4323.)

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on March 18, 2024 (date)
Jack Huntington its Loan Administration Officer of The Secretary of Veterans Affairs,
an Officer of the United States.




Notary Public

Jesse A. Kambrick
Print Name

My Commission Expires: March 8, 2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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 Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

614345AM

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.