

AFTER RECORDING, MAIL TO:

Veronica Serna
672 SW Sunset Way
Troutdale, OR 97060

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

Veronica Serna
672 SW Sunset Way
Troutdale, OR 97060

SPECIAL WARRANTY DEED

This Indenture, made on the 10th day of March, 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 Veronica Serna, whose address is 672 SW Sunset Way, Troutdale, OR 97060, 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 portion of Lots 5 and 6, Block 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Block 72, BUENA VISTA ADDITION, which point is also the Northeasterly corner of Lot 6 of said Block, and running thence South 37°09' West, along the Westerly line of Harriman Avenue 92.0 feet to the corner common to Lots 5 and 6; thence continuing South 37°09' West, along said Westerly line of Harriman Avenue 50 feet to the most Southerly corner of Lot 5; thence at right angles North 52°51' West a distance of 60 feet to a point on the lines between Lots 4 and 5 of said Block 72; thence North 13°51' East a distance of 54.4 feet to a point on the line between Lots 5 and 6; thence South 52°51' East along said line between Lots 5 and 6 a distance of 41.9 feet to a point; thence at right angles North 37°09' East a distance of 62.0 feet to a point on the Southerly line of Prescott Street; thence following said Southerly line of Prescott Street North 89°31' East a distance of 50.0 feet to the point of beginning.

Commonly known as: **1960 Harriman Ave., Klamath Falls, OR 97601**


Parcel Numbers: **212629**

The true consideration for this conveyance is \$160,000.00

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)



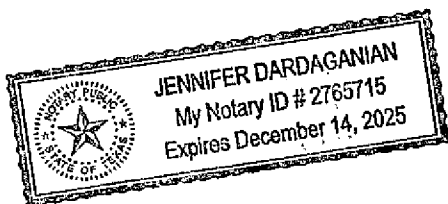
Printed Name: Brenda Garcia


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 10th day of March, 20 24.




Notary Public
My term expires: _____