

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

Grantee
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 Cypress Waters Boulevard, Coppell, TX 75019

After Recording Return To:
BETTERS LAW FIRM PLLC
800 Town & Country Blvd., Suite 399
Houston, TX 77024

Send Tax Statements To:
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 Cypress Waters Boulevard, Coppell, TX 75019

QUITCLAIM DEED

STATE OF OREGON

COUNTY OF Klamath

THIS QUITCLAIM DEED, The Secretary of Veterans Affairs, an officer of the United States of America, whose address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as "Grantor", executed this February 4th, 2025 conveys and quitclaims to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, with an address at 8950 Cypress Waters Boulevard, Coppell, TX 75019 (Grantee(s)) (the words "Grantor" and "Grantee(s)" are to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of One Dollars (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by this document does hereby remise, convey, and forever QUITCLAIM unto said Grantee(s) the below described tract or parcel of land and all improvements more fully and completely described as follows:

Address: 4980 Gatewood Drive, Klamath Falls, OR 97603. This address is provided for informational purposes only.

Legal Description: LOT 3 IN BLOCK 4, TRACT 1035 - GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 12/19/2024 at Instrument Number 2024-010975 in the records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said tract of land, with all the rights, members, and appurtenances thereof, so that neither Grantor nor any other person claiming under him or her shall at any time claim or demand any right, title, or interest to the said tract of land or its appurtenances.

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.

[Signature Follows]

File Number 187373

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *Bernie Ota*

Pamela Clayton, AUP
Printed Name, Title

*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)*

ACKNOWLEDGMENT

STATE OF TEXAS)

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COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Pamela Clayton*, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she 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 *11th* day of *February*, 2025.

Jennifer Dardaganian
Notary Public

My Commission Expires: _____

