

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Douglas W. Clement and Carolyn F. Clement, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before November 16, 1984, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

The South 70 feet of Lot 25, Block 1, BRYANTS TRACTS, Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1989-90 when due or payable.
2. Any redemption as related to that certain mortgage recorded March 13, 1980 Book M-80 page 4833 wherein Timothy M. McKillop was the mortgagor.

TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

"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 USES."

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 26th day of September 1989.

The true and actual consideration for this conveyance is \$39,995.00. The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON

Jon A. Mangis

Director of Veterans' Affairs

By: Joyce D. EmersonJoyce D. Emerson, Leadworker
Accounts Services

STATE OF OREGON)

) ss

County of Marion)

Before me, a notary public, personally appeared the above-named

Joyce D. Emerson, authorized to act on behalf of the duly appointed and acting

Director of Veterans' Affairs for the STATE OF OREGON, and acknowledged the foregoing instrument to be her voluntary act and deed.

AFTER RECORDING RETURN TO:
KLAMATH 1ST FEDERAL
540 MAIN ST
KFO 97603

Kathryn J. Schewe
Notary Public for Oregon
My Commission expires: 11/01/91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day
of Oct. A.D., 19 89 at 11:50 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 18647.

FEE \$8.00

Evelyn Biehn, County Clerk

By Roseline Mullendore

1989 OCT 3 AM 11 50