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OREGON



Department of Veterans' Affairs

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RECORDING MEMORANDUM

This cover sheet is being attached to bring the following document into compliance with ORS 205.125.

MTC 27937

Type of Document (Mortgage, Contract, Trust Deed, Deed, etc.) Special Warranty Deed	
County Tax Account Number R175599	ODVA Account Number C05877 85557
First Party(s) Tamara L. Nichols	<input checked="" type="checkbox"/> Grantee <input type="checkbox"/> Mortgagor <input type="checkbox"/> Buyer <input type="checkbox"/> Other
Second Party(s) Oregon Department of Veterans' Affairs	<input checked="" type="checkbox"/> Grantor <input type="checkbox"/> Mortgagee <input type="checkbox"/> Seller <input type="checkbox"/> Other
Consideration \$ 57,000.00	Court Order/Warrant Amt. (if applicable) \$
Property Address: 703 Front Street, Klamath Falls, Oregon 97601	
After recording, return to: Klamath First Federal PO Box 5270 Klamath Falls, OR 97601 Attn: <u>TRACIE</u>	Until a change is requested, all tax statements shall be sent to the following address: 703 Front Street Klamath Falls, OR 97601

C05877

SPECIAL WARRANTY DEED

mtz 27937
The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Tamara L. Nichols, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 25, 1985, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 7 in Block 42 OF BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. R175599

SUBJECT TO:

1. Any taxes for 1992-93 when due or payable.
2. Any Right of Redemption as Provided by Law.

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 30th day of July, 1992.

The true and actual consideration for this conveyance is \$57,000.00.

The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By:


Doug Ousenbery

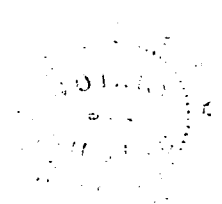
Assist. Administrator VSD

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Special Warranty Deed
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STATE OF OREGON)
) SS
County of Marion)

Before me, a notary public, personally appeared the above-named Doug Dusenbery, 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 his voluntary act and deed.


Judy Williams
Notary Public for Oregon
My Commission expires: 05/22/93

STATE OF OREGON. ss.
County of Klamath

AFTER RECORDING, RETURN TO:

Klamath First Federal
PO Box 5270
Klamath Falls, OR 97601

Filed for record at request of:

Mountain Title Co.
on this 5th day of Aug. A.D., 19 92
at 9:06 o'clock A.M. and duly recorded
in Vol. M92 of Deeds Page 17346
Evelyn Biehn County Clerk
By Pauline Mulendore
Deputy.

Fee. \$40.00