

## SPECIAL WARRANTY DEED

OREGON  
SH 815

KNOW ALL PERSONS BY THESE PRESENTS that Jesse Brown, as Secretary of the U.S. Department of Veterans Affairs (hereafter USDVA), an Officer of the United States of America, whose address is USDVA, Washington, D.C. 20420, hereinafter referred to as Grantor, in consideration of Nineteen Thousand Five Hundred and No/100 Dollars (\$19,500.00), paid by SARAH RATLIFF, hereinafter referred to as Grantee(s), does bargain and sell and convey unto said Grantee(s), and the heirs or successors and assigns of Grantee(s), all the following-described real property, with the tenements, hereditaments, and appurtenances, situated in the County of Klamath, State of Oregon, to wit:

Lots 12 and 13, in Block 3 of Second Addition to Rimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

TO HAVE AND TO HOLD, the above-described and granted premises unto the said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever. Grantor covenants to and with the above-named Grantee(s), and the heirs or successors and assigns of Grantee(s), that Grantor will, and his/her successors shall, warrant and defend the above-granted premises to the said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor, on the 23 day of Feb, 1994, has caused this instrument to be executed in his/her name and on his/her behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified, and acting pursuant to §§ 512 and 3720 of Title 38, United States Code, and §§ 36.4221, 36.4342, and 36.4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

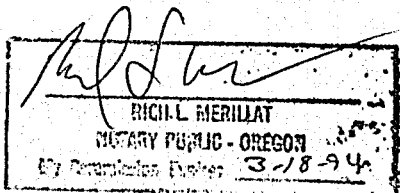
JESSE BROWN [seal]  
Secretary of Veterans Affairs

by Margaret A. Persinger [seal]  
MARGARET A. PERSINGER  
Loan Guaranty Officer

STATE OF OREGON )  
 ) ss  
County of Multnomah )

Personally appeared Margaret A. Persinger, who, being duly sworn, did say that she is a Loan Guaranty Officer of the USDVA, an agency of the United States Government, that she is the attorney in fact for Jesse Brown, as Secretary of USDVA, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the 23 day of Feb, 1994.



Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 11th day of March A.D. 19 94 at 3:42 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 7645.

FEE \$30.00

Evelyn Biehn County Clerk

By Pauline M. Henderson