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Vol. 1997 Page 26242

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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC 41540-MG
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

| | |
|--------------------------------|-----------------------------------------------|
| Account Number C08642 88322 | County Tax Account Number R487486; 0M39924 |
|--------------------------------|-----------------------------------------------|

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto James F. Bartow, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before February 24, 1987, except as specifically set forth herein situated at 17011 Freight Road Lane, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 14 in Block 15 of FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the following-described mobile home which is firmly affixed to the property: Year/1973, Make/Ponderosa, Size/14 x 60, Serial Number/S5360.

SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. An easement, including the terms and provisions thereof, as created by instrument dated November 14, 1956 and recorded November 16, 1956 in Volume 288 at page 72, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$24,000.00.

AFTER RECORDING RETURN TO:

James F. Bartow
C/O 11011 Yonna Dr.
Bonanza, OR 97623

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

JAMES F. BARTOW
17011 FREIGHT ROAD LN.
KLAMATH FALLS, OR 97601

SPECIAL WARRANTY DEED (Continued)

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|--------------------------------|-----------------------------------------------|
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SUBJECT TO: (continued)

4. Reservations and restrictions as contained in plat dedication, to wit: "Said plat being subject to: (1) A 20 foot building setback along the street side of all lots; (2) A 16 foot utility easement centered on the lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."
5. Subject to a Pacific Power and Light Transmission Line Right of Way over Northwestern portion of Lot as shown on dedicated plat.

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this August 6, 1997. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Curt R. Schnepf
Curt R. Schnepf
Manager, Accounts Services

STATE OF OREGON

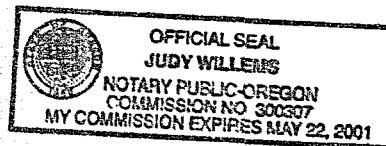
County of Marion

)
) ss.
)

On August 6, 1997

this instrument was acknowledged before me by the above-named Curt R. Schnepf, who personally appeared, and, being first duly sworn, did say that he is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Judy Willem
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of August A.D., 19 97 at 11:09 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 26242

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross