

97 AUG 28 AM 12:22

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATC 04046499
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C08063 87743	County Tax Account Number R331224; M795429
--------------------------------	---

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Lovette Roy Bates and Shirley Bates, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before November 10, 1986, except as specifically set forth herein situated at 24550-5 Sprague River Road, Sprague River, Oregon 97639 in Klamath County, State of Oregon, to wit:

The E½ E½ E½ of Government Lot 15, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with the following-described mobile home which is firmly affixed to the property: Year/1983, Make/Fuqua-Landmark, Size/ 28' x 70', Serial Number/8007649.

SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Subject to rules and regulations of Fire Patrol District.
4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
5. Rights of way granted to The California Oregon Power Company by instrument recorded in Deed Book 93 at page 552.

The true and actual consideration for this conveyance is \$34,500.00.

AFTER RECORDING RETURN TO:

WASHINGTON MUTUAL
PO BOX 834
SEATTLE, WA 98111-9817

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

LOVETTE R. BATES
24550-5 SPRAGUE RIVER RD.
SPRAGUE RIVER, OR 97639

SPECIAL WARRANTY DEED (Continued)

Account Number C08063 87743	County Tax Account Number R331224; M795429
--------------------------------	---

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 12, 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

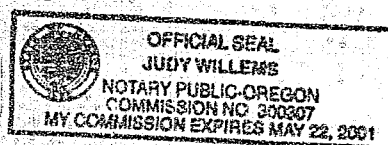
STATE OF OREGON)

County of Marion) ss.

On August 12, 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's
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of August A.D. 19 97 at 11:22 o'clock A. M., and duly recorded in Vol. 1997
of Deeds on Page 28230

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kadwin Ross