

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATC 02047088
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C01790 81470	County Tax Account Number R576898
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The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Janet R. Pierce, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before August 30, 1983, except as specifically set forth herein situated at 4636 Larry Place, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 19 in Block 1, KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1998-99 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.

The true and actual consideration for this conveyance is \$41,150.00.

AFTER RECORDING RETURN TO:

Janet Pierce
3620 Old Midland Rd.
KFD 97603

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

JANET R. PIERCE
3620 OLD MIDLAND RD.
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

2801

Account Number C01790 81470	County Tax Account Number R576898
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"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 January 20, 1998. 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)

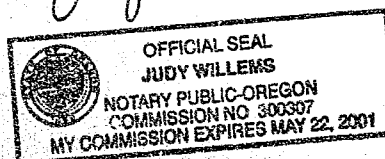
) ss.

County of Marion)

On January 20, 1998

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 Aspen Title & Escrow the 29th day
of January A.D., 19 98 at 2:26 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 2800

FEE \$35.00

By Bernetha G. Leisch Bernetha G. Leisch, County Clerk