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'98 APR 22 P3:45

Vol. 1798 Page 13432OREGON
DEPARTMENT OF
VETERANS' AFFAIRSAMTC 43742-KR
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number
C03505 83185County Tax Account Number
R448974

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Susan L. Hedlund, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before August 16, 1984, except as specifically set forth herein situated at 1518 Ivory Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 43 Lewis Tracts, 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.

"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."

The true and actual consideration for this conveyance is \$29,783.00.

AFTER RECORDING RETURN TO:

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

AMERITITLE
~~222 S 6TH ST~~ P.O. Box 7427
KLAMATH FALLS OR 97602

SUSAN L HEDLUND
~~1518 IVORY ST~~ P.O. Box 7427
KLAMATH FALLS OR 97602

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SPECIAL WARRANTY DEED (Continued)

Account Number C03505 83185	County Tax Account Number R448974
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IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this April 21, 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)

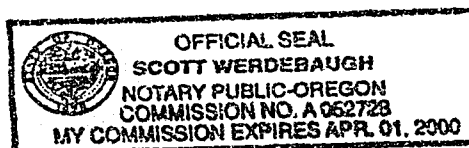
County of Marion)

) ss.

On April 21, 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: Scott Werdebaugh
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 22nd day
of April A.D., 19 98 at 3:45 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 13432.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Rosa