



(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
C20620	R495084; R495057

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 3, 1988, in the Face Value of \$38,000.00 and recorded on May 10, 1988, in Vol. M88 Page 7313, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Donald D. Mc Cullough Trust, Donald D. Mc Cullough, Trustee, grantee(s), all of the STATE OF OREGON's right title and interest to the following-described real property free of encumbrances created or suffered by the grantor on or before May 3, 1988, except as specifically set forth herein situated at 5243 Balsam Drive, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

PARCEL 1: Tract 4 and Tract 6, EXCEPTING THEREFROM the North 28 feet of Tract 6 and EXCEPTING THEREFROM the North 145 feet and the East 99.62 feet of Tract 4 in DE WITT HOME TRACTS, in the County of Klamath, State of Oregon. PARCEL 2: A parcel of land situate in Lot 4 of DE WITT HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northwest corner of said Lot 4 of said DeWitt Home Tracts; thence North 89°49'00" East along the North line of said Lot 4, 227.18 feet to a 5/8 inch iron pin; thence South 00°04'00" West parallel with the West line of said Lot 4, 145.00 feet to a 5/8 inch iron pin; thence South 89°49'00" West parallel to the North line of said Lot 4, 227.18 feet to a 5/8 inch iron pin on the West line

**AFTER RECORDING RETURN TO:**

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

DONALD D. MC CULLOUGH TRUST  
5243 BALSAM DR.  
KLAMATH FALLS, OR 97601

DONALD D. MC CULLOUGH TRUST  
5243 BALSAM DR.  
KLAMATH FALLS, OR 97601

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## LEGAL DESCRIPTION (continued)

of said Lot 4; thence along said West line North 00°04'00" East, 145.00 feet to the point of beginning.

## SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Conditions, restrictions as shown on the recorded plat of DeWitt Home Tracts.

"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 State of Oregon, represented and acting by the Director of the Oregon Department of Veterans' Affairs, has caused these presents to be executed May 21, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

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

STATE OF OREGON )

) Ss.

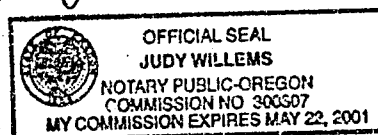
County of Marion )

On May 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 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 Donald D. McCullough the 26th day  
of May A.D., 19 98 at 9:31 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 17554

FEE \$35.00  
1.00 copy

By Bernetha G. Letsch, County Clerk  
Kathleen Ross