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K-52355

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number C01321	Tax Account Number R782380
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IN CONSIDERATION of fulfillment of that certain Contract of Sale dated April 26, 1983, in the Face Value of \$43,500.00 and recorded on April 27, 1983, in Vol. M83 Page 6398, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Reginald W. Powell, B. Earlene Powell, 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 April 26, 1983, except as specifically set forth herein situated at 3923 Gregory Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 17, Block 5, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

FIRST AMERICAN TITLE
PO BOX 151
KLAMATH FALLS OR 97601

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

REGINALD W. POWELL
841 BRANDON STREET
CENTRAL POINT OR 97502

SELBY
as now shown

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.

"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 June 18, 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)

County of Marion)

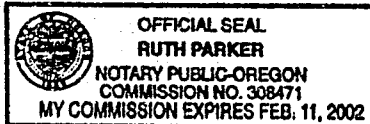
) Ss.

On June 18, 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: Ruth Parker

Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 24th day
of June A.D., 19 98 at 2:55 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 22081

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Row