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Vol. M98 Page 24959

MTC 44868-LW

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number

C06522

Tax Account Number

R576987

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 15, 1986, in the Face Value of \$31,000.00 and recorded on January 17, 1986, in Vol. M86 Page 918, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Michael W. Young, & Kathryn L. Young, Husband & Wife, As To An Undivided 1/2 Interest, And Shafter W. Young, As To An Undivided 1/2 Interest, 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 January 15, 1986, except as specifically set forth herein situated at 3936 Kelly Drive, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 9, Block 2, KELENE GARDENS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

MICHAEL YOUNG

P.O. BOX 525

KENO, OR 97627

2114-W (4/98)

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

MICHAEL W. YOUNG

PO BOX 525

KENO, OR 97627

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24960

ODVA Account Number

C06522

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinances No. 29, recorded May 24, 1983 in Book M-83 at Page 8062.
6. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion, or national origin.
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded October 14, 1959, Book 316 Page 445

"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 July 9, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

By: Joyce Emerson
Joyce Emerson, Production Coordinator

STATE OF OREGON)

County of Marion)

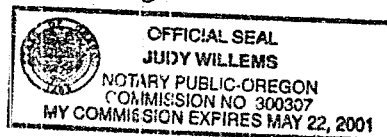
) Ss.

On July 9, 1998,

this instrument was acknowledged before me by the above-named Joyce Emerson, who personally appeared, and, being first duly sworn, did say that she 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 Amerititle
of July A.D., 19 98 at 11:49 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 24959

FEE \$35.00

By Bernetha G. Letsch, County Clerk