

63149

'98 JUL 22 P3:20

Vol. 1198 Page 26744

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number

C09147

Tax Account Number

R550665

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 26, 1987, in the Face Value of \$33,500.00 and recorded on May 29, 1987, in Vol. M87 Page 9268, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Douglas Brett Strong, 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 26, 1987, except as specifically set forth herein situated at 4744 Harlan Drive, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

That portion of Lot 38, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Easterly of the Easterly right of way line of Hope Street.

AFTER RECORDING RETURN TO:

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

✓ DOUGLAS B. STRONG
4744 HARLAN DR.
KLAMATH FALLS, OR 97603

✓ DOUGLAS BRETT STRONG
4744 HARLAN DR.
KLAMATH FALLS, OR 97603

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Easement and reservations contained in Deed recorded December 10, 1931 in Volume 94, Page 380, Deed Records of Klamath County, Oregon, to wit: "Subject to right of way easements along the boundary lines for domestic water pipes to the California Oregon Power Company, and the grantors reserve the right to enter upon and construct and maintain ditches and canals for pipelines for irrigation and domestic purposed and divert irrigation water over and across above described property along the boundary lines so that adjoining properties may obtain the use of irrigation and domestic waters."
6. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 18, 1938 Recorded: May 19, 1938 Volume: 115, Page 537, Deed Records of Klamath County, Oregon In favor of: Klamath County For: 10 ft. wide easement for drain ditch Affects: Across lot 38

"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 20, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

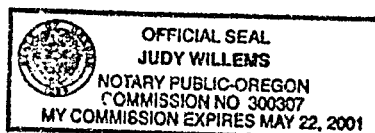
By: Curt R. Schnepf
Curt R. Schnepf, Manager, Accounts Services

STATE OF OREGON)
) Ss.
County of Marion)

On July 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 authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Judy Wilkens
Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Douglas B. Strong the 22nd day
of July A.D., 19 98 at 3:20 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 26744

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rasmussen