



ATC 03047889

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C05294	R550184

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 1, 1985, in the Face Value of \$31,000.00 and recorded on July 3, 1985, in Vol. M85 Page 10285, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Arthur D. Bicknell, & Margaret A. Bicknell, 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 July 1, 1985, except as specifically set forth herein situated at 2976 Hope Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Beginning at a point in the Easterly line of Tract 37 of HOMEDALE according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is South 100.43 feet along said line from the Northeasterly corner of said Lot, and running thence Westerly, parallel with the North line of said Lot 37, to the Westerly line of said Lot 37; thence Southeasterly along the said Westerly line to the Southwest corner of said Lot 37; thence East along the South line of said Lot 37; a distance of 334.07 feet to the Southeast corner of said Lot;

AFTER RECORDING RETURN TO:

ASPEN TITLE
525 MAIN ST.
KLAMATH FALLS, OR 97601

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

ARTHUR D. BICKNELL
2976 HOPE ST.
KLAMATH FALLS, OR 97603

ODVA Account Number

C05294

LEGAL DESCRIPTION (continued)

thence North along the West line of First Avenue a distance of 66 feet, more or less to the place of beginning, savings and except therefrom that portion conveyed to Klamath County for road purposes by deed recorded on Page 35 of Volume 80 of Deed Records of Klamath County, Oregon.

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 Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

"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 22, 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)

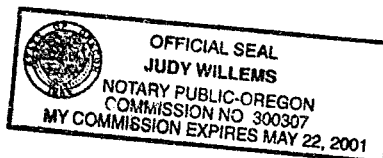
On July 22, 1998,

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 Aspen Title & Escrow the 30th day
of July A.D., 19 98 at 11:40 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 27917.

FEE \$35.00

By Bernetha G. Letsch, County Clerk