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Vol. m98 Page 28009

MTC 44890-MS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

| | |
|---------------------|--------------------|
| ODVA Account Number | Tax Account Number |
| C08376 | R569245 |

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 15, 1986, in the Face Value of \$43,600.00 and recorded on December 23, 1986, in Vol. M86 Page 23729, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Roy A. Lloyd, & Teresa L. Lloyd, 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 December 15, 1986, except as specifically set forth herein situated at 5481 Bartlett, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 4, Block 1, Tract No. 1088, Ferndale, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

AFTER RECORDING RETURN TO:

Roy A. Lloyd
5481 Bartlett Ave.
Klamath Falls, Or.
97603

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

ROY A. LLOYD
5481 BARTLETT AVE.
KLAMATH FALLS, OR 97603

28010

ODVA Account Number

C08376

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations and restrictions contained in the dedication of Tract 1088 - Ferndale, as follows: "...said plat being subject to: A 25-foot set-back line along the front of all lots and a 20-foot building set-back line along said street lines: Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."

"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 24, 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)

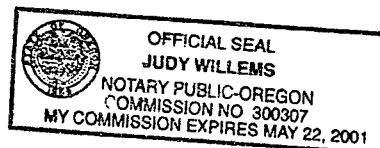
) Ss.

On July 24, 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 Willems

Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of July A.D., 19 98 at 9:26 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 28009

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kaculum Kosa