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AMT 45244-MS

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(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C20333	OM54425 AND R586333

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated March 4, 1988, in the Face Value of \$61,000.00 and recorded on March 4, 1988, in Vol. M88 Page 3096, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto James Thornton, Kathy Thornton, Husband And Wife, 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 March 4, 1988, except as specifically set forth herein situated at 10340 Tingley Lane, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A portion of NE1/4SE1/4 Section 32, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, that lies North of the U.S. Reclamation Service Drain Ditch, EXCEPTING THEREFROM that portion deeded to the United States of America by Deed recorded in Deed Book 37 at Page 438, and Deed Book 97 at Page 488, Deed Records.

Together with the following described mobile home which is firmly affixed to the property: 1977 Golden West 24'x65', Serial No. 68243PKPD12900.

AFTER RECORDING RETURN TO:

AMERITITLE
222 SOUTH 6TH STREET
KLAMATH FALLS OR 97601

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

JAMES THORNTON
10340 TINGLEY LANE
KLAMATH FALLS OR 97603

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775, (*Excepting soil, clay, stone, sand, and gravel*), and all geothermal resources, as defined in ORS 522.005 together with the right to make such use of the surface as may be reasonably necessary for exploring for, mining, extracting, storing, drilling for, and removing such minerals, materials, and geothermal resources. In the event the premises by a surface rights' owner would be damaged by one or more of the activities described above, then such owner shall be entitled to compensation from the State's lessee to the extent of the diminution in value of the real property, based on the actual use by the surface rights' owner at the time the State's lessee conducts any of the above activities.

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
5. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
6. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes for penalties and interest.
7. Easement, including the terms and provisions thereof: dated March 20, 1950; recorded April 27, 1950, Book 238 Page 406; in favor of The California Oregon Power Company; for installation of a down guy and down guy anchor immediately adjacent to North-South Highway right of way.

"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."

31463

ODVA Account Number

C20333

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 August 21, 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.

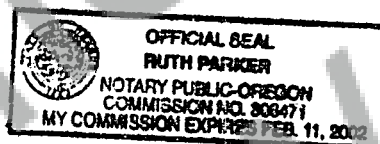
County of Marion)

On August 21, 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 Ameri title the 27th day
of August A.D., 19 98 at 10:23 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 31461.

FEE \$40.00

By Bernetha G. Letsch, County Clerk