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ATC 02048285

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C07368	R518719

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 2, 1986, in the Face Value of \$36,556.00 and recorded on July 2, 1986, in Vol. M86 Page 11641, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Kevin L. Geaney, Julie A. Geaney, 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 July 2, 1986, except as specifically set forth herein situated at 4634 Crosby Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lots 9 and 10, in Block 6 of St. Francis Park, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE
525 MAIN STREET
KLAMATH FALLS OR 97601

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

KEVIN L. GEANEY
4634 CROSBY STREET
KLAMATH FALLS OR 97603

33758

ODVA Account Number

C07368

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. Reservations contained in plat dedication, to wit: "Saving and excepting the right is hereby reserved by the dedicators, their heirs, successors and assigns the privilege to install, operate, maintain, repair and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along, under and over the said streets, alleys and boulevards, also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."
6. Reservations and restrictions as contained in deed recorded July 8, 1937 in Volume 110, Page 471, Deed Records of Klamath County, Oregon, to wit: "The value of dwelling houses to be constructed on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs, and mode of construction to be approved by grantors. The principal buildings shall be built on a building line twenty five feet from property lines fronting streets."

"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 September 8, 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 September 8, 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 Aspen Title & Escrow the 14th day
of September A.D., 19 98 at 11:32 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 33757.

FEE \$35.00

By Kathleen G. Leitch, County Clerk