



MTC 45989-Mg

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C04300	R475569

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 22, 1985, in the Face Value of \$32,000.00 and recorded on February 22, 1985, in Vol. M85 Page 2724, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto John S. Depuy, & Mary Lynn Depuy, 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 February 22, 1985, except as specifically set forth herein situated at 70 Pine Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

A parcel of land lying in Lot 5, Block 21, ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Southeasterly side of Pine Street which point is 15 feet Northeasterly from the most Westerly corner of said Block 21; thence Southeasterly at right angles to Pine Street 120 feet, more or less, to the Southeasterly line of Lot 5 of said Block 21; thence Northeasterly along said Southeasterly line of said Lot 5 to a point 2.25 feet Southwesterly of the Southwesterly line of Lot 6 of said Block 21; thence Northwesterly and parallel with the Southwesterly line of said Lot 6, 120 feet, more or less to the Southeasterly line of Pine Street;

AFTER RECORDING RETURN TO:

~~AMERICAN~~ JOHN S. DEPUY
~~PO BOX 3000~~ 1139 Hill Road
 KLAMATH FALLS, OR 97603

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

JOHN S. DEPUY
~~1139 Hill Road~~
 KLAMATH FALLS, OR 97603

38786

ODVA Account Number

C04300

LEGAL DESCRIPTION (continued)

thence Southwesterly along the Southeasterly line of Pine Street to the point of beginning.

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Sewer and water use charges.

"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 October 15, 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

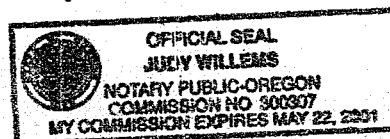
)
) Ss.
)

On October 15, 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: _____

Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 22nd day
of October A.D., 19 98 at 1:38 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 38785

FEE \$35.00

By Bernetha G. Letsch
Bernetha G. Letsch, County Clerk