



MTC 46247-MS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number

C08481

Tax Account Number

R486619; 0M54675

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 27, 1987, in the Face Value of \$25,100.00 and recorded on January 30, 1987, in Vol. M87 Page 1531, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Shanda Lynn Hemmeger, 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 January 27, 1987, except as specifically set forth herein situated at 15915 Black Bear Court, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 41, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH the following described mobile home which is firmly affixed to the property: Year/1976, Make/Fleetwood, Size/24 x 48, Serial Number/23482L0081.

AFTER RECORDING RETURN TO:

SHANDA LYNN HEMMEGER

P.O. BOX 537

KENO, OR 97627

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

SHANDA LYNN HEMMEGER

PO BOX 537

KENO, OR 97627

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations as contained in plat dedication, to wit: "Subject to the following restrictions: (1) 25 foot building setback from front and side property lines. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to approval of the County Sanitarian. (5) A 20 foot drainage easement as shown on the annexed plat. (6) A 225 foot power line right of way as shown on the annexed plat. (7) All existing easements and reservations of record."
4. Well Agreement and Easement for the purpose of placing and maintaining a water line, including the terms and provisions thereof, Dated: October 13, 1977 Recorded: October 14, 1977 Volume: M77, Page 19751, Microfilm Records of Klamath County, Oregon In favor of: Karl Barefield and Susan Kay Barefield

"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 November 9, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS --- Lender
By: Joyce Emerson
Joyce Emerson, Production Coordinator

STATE OF OREGON)

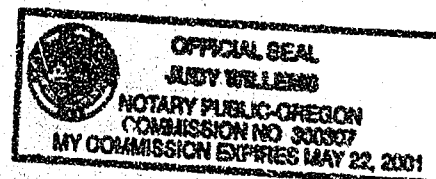
County of Marion)

) Ss.

On November 9, 1998,

this instrument was acknowledged before me by the above-named Joyce Emerson, who personally appeared, and, being first duly sworn, did say that she 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 Amarititle
of December A.D., 19 98 at 3:29 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 44252

FEE

\$35.00

By Bernetha G. Letsch, County Clerk