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(Reserved for Recording Purposes)

# **SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
C20960	R547689; R547670

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 8, 1988, in the Face Value of \$32,500.00 and recorded on August 12, 1988, in Vol. M88 Page 13007, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Michael Nealy, & Glenn Ellen Nealy, Husband & 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 August 8, 1988, except as specifically set forth herein situated at 5735 Independence, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

The East 100 feet of Tract 21 of INDEPENDENCE TRACTS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE  
525 MAIN ST.  
KLAMATH FALLS, OR 97601

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

MICHAEL NEALY  
5735 INDEPENDENCE AVE.  
KLAMATH FALLS, OR 97603

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ODVA Account Number

C20960

## SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Independence Tracts.
6. Reservations in deed from Earl L. Thomas and Betty Thomas, husband and wife, to Betty M. Prince, et vir, dated April 1, 1947 and recorded April 1, 1947 in Book 204 at Page 227, Deed Records.

"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 19, 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 October 19, 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 10th day of December A.D., 19 98 at 3:06 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 45176.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Rose