



MT45350-MS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

CDVA Account Number	Tax Account Number
C21686	R606071 AND R606080

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated April 11, 1989, in the Face Value of \$28,750.00 and recorded on April 12, 1989, in Vol. MS9 Page 6162, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Robert R. Ingram And Kathy N. Ingram, 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 April 11, 1989, except as specifically set forth herein, situated at 2 Minna Street, Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

Lots 9, 10 and 11, Block 18, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

ROBERT R. INGRAM
3005 Mc Cormick Loop Rd.
Tillamook, OR 97141

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

ROBERT R. INGRAM
3005 MC CORMICK LOOP ROAD
TILLAMOOK OR 97141

ODVA Account Number

4261

C21686

SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.

"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 February 2, 1999, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

By: Joyce D. Emerson
Joyce D. Emerson, Acting Manager, Accounts Services

STATE OF OREGON

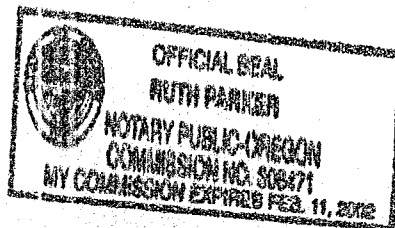
County of Marion

On February 2, 1999,

this instrument was acknowledged before me by the above-named Joyce D. 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:

Ruth Parker
Notary Public for Oregon



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of February A.D. 1999 at 3:24 o'clock P. M., and duly recorded in Vol. M99 day
of Deeds on Page 4260

FEE \$35.00

Linda Smith, County Clerk
by Kathleen Ross