

74278

99 FEB -5 P3:17

Vol. 199 Page 4445

MTC 46356-M9

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

GDVA Account Number	Tax Account Number
C02448	R207467; 0M58145

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 8, 1983, in the Face Value of \$12,500.00 and recorded on December 22, 1983, in Vol. M83 Page 21917, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Beverly A. Pate, 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 December 8, 1983, except as specifically set forth herein, situated at 7567 Watchman Court, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

The East 200 feet of the S1/2S1/2SW1/4SW1/4 that lies Easterly of Sprague River, Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northerly 25 feet. An easement over and across a 60 foot wide strip of land lying West of, adjoining, and parallel to the Easterly boundary of that part of the NW1/4 NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, that lies North of Sprague River Highway. TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME WHICH IS FIRMLY AFFIXED TO THE PROPERTY: Year/1977, Make/Stadler, Serial Number/66276918.

AFTER RECORDING RETURN TO:

BEVERLY A. PATE
PO BOX 1172
CHILOQUIN, OR 97624

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

BEVERLY A. PATE
PO BOX 1172
CHILOQUIN, OR 97624

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 3, 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, Acting Manager, Accounts Services

STATE OF OREGON)

) ss.

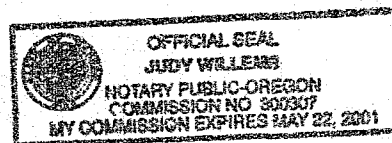
County of Marion)

On February 3, 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: _____

Notary Public for Oregon



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the _____ 5th _____ day
of _____ February _____ A.D., 1999 at 3:17 o'clock P.M., and duly recorded in Vol. M99
of _____ Deeds _____ on Page 4445

Linda Smith, County Clerk

FEE

\$35.00

by _____