



MTC 47012-MS

(Reserved for Recording Purposes)

## SPECIAL WARRANTY DEED

ODVA Account Number C08064	Tax Account Number R551389 AND M719654
-------------------------------	---

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 28, 1986, in the Face Value of \$28,550.00 and recorded on October 28, 1986, in Vol. M86 Page 19505, 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 C. Edwards, Eugene E. Housden And Helen V. Housden, Not As Tenants In Common, But With The Right Of Survivorship, grantec(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 October 28, 1986, except as specifically set forth herein, situated at 4302 Denver, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A parcel of land situated in the N1/2SW1/4NW1/4 Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10, and 11, Township 39 South, Range 9 East of the Willamette Meridian bears South 89°44-1/2' West along the center line of said roadway, 339.4 feet to a point in the West boundary of said Section 11, and North 0°13-1/2' West along the Section line 1662.5 feet; running thence South 0°07' East 332.2 feet

## AFTER RECORDING RETURN TO:

JOHN C. EDWARDS  
4302 DENVER AVENUE  
KLAMATH FALLS, OR 97603

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

EDWARDS/HOUSDEN  
4302 DENVER AVENUE  
KLAMATH FALLS OR 97603

7440

ODVA Account Number

C08064

**LEGAL DESCRIPTION (continued)**

to a point in the Southerly boundary of the said N1/2SW1/4NW1/4 of said Section 11; thence South 89°42' West along the said boundary line 39.4 feet, more or less, to the center line of the U.S.R.S. No. 1-C-9-A Drain; thence Northerly along the center line of the said Drain to its intersection with the center line of the above mentioned roadway; thence North 89°44-1/2' East along the center line of said roadway 125.1 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Denver Avenue.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of the U.S.R.S. No. 1-C-9-A Drain.

Together with the following described mobile home which is firmly affixed to the property: 1981 Starcrest Mobile Home 24 x 44, Serial Number AB7SC13290R.

**SUBJECT TO:**

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations and restrictions contained in Deed from Clara Silvey to R. B. Maxwell, Trustee, dated November 19, 1959 and recorded November 24, 1959 in Book 317 at Page 342, Deed Records of Klamath County, Oregon.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

"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 26, 1999, 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, Administrator, Veterans Loan Division

STATE OF OREGON

County of Marion

)  
) Ss.  
)

On February 26, 1999,

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 Amerititle  
of March A.D., 1999 at 3:17 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 7439

FEE \$35.00

by Linda Smith, County Clerk