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Vol. M86 Page 9925



MTC 47378-MS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

GDVA Account Number

C07803

Tax Account Number

R449704

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 28, 1986, in the Face Value of \$23,000.00 and recorded on September 8, 1986, in Vol. M86 Page 16078, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Ronald W. Baker & Lillie M. Baker, 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 August 28, 1986, except as specifically set forth herein, situated at 1107 Wiard Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

The Northerly 54.2' of Lot 14 of FAIRACRES No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

RONALD W. BAKER
7376 S. 6TH ST.
KLAMATH FALLS, OR
97603

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

RONALD W. BAKER
7376 S. 6TH ST.
KLAMATH FALLS, OR 97603

CDVA Account Number

C07503

SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations, including the terms and provisions thereof, in deed from Walter T. Smith, et al to John F. Rhoades, recorded August 29, 1930 in Volume 90, Page 579, 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 South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation 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 March 15, 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

) ss.

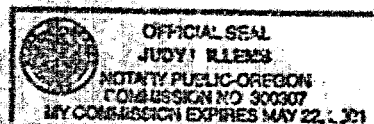
County of Marion

On March 15, 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:

Judith Williams
Notary Public for Oregon



STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of Amertitle the 19th day
of March A.D. 1999 at 3:18 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 6925

FEE

\$33.00

Linda Smith, County Clerk

by Kathleen Ross