

99 MAR 29 AM 129



AMTC 47369-KR
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C06464	R523908

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 26, 1985, in the Face Value of \$39,600.00 and recorded on December 30, 1985, in Vol. M85 Page 20990, 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. Hall, 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 26, 1985, except as specifically set forth herein, situated at 2823 Homedale, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 10 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

~~AMERITITLE~~ *ROBERT R. HALL*
~~222 S. 6TH ST.~~ *7992 SHORT RD.*
KLAMATH FALLS, OR ~~97603~~ *97603*

~~ROBERT R. HALL~~ *NO CHANGE*
~~2823 HOMEDALE RD.~~
~~KLAMATH FALLS, OR 97603~~

10870

ODVA Account Number

C06464

SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, assessments, rights of ways, and easements for ditches and canals of Enterprise Irrigation District
4. Regulations, including levies, liens, assessments, rights of ways, and easements of South Suburban Sanitary District
5. Easement for irrigation ditch along the front of said lot as shown on filed plat and set out on dedication.

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 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

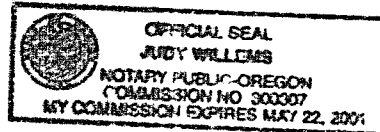
) Ss.

On March 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:

Judy Wilkerson
Notary Public for Oregon



STATE OF OREGON COUNTY OF KLAMATH:

ss.

Filed for record at request of Amerititle
of March A.D. 1999 at 11:29 o'clock A. M. and duly recorded in Vol M99
of Deeds on Page 10869

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Rona