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Vol. 199 Page 10946*(Reserved for Recording Purposes)***SPECIAL WARRANTY DEED**

ODVA Account Number

C04975

Tax Account Number

R565329

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 17, 1985, in the Face Value of \$64,001.00 and recorded on May 17, 1985, in Vol. 185 Page 7425, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans Affairs, grantor, conveys and specially warrants unto Glen R. Cossey, grantees(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 May 17, 1985, except as specifically set forth herein, situated at 3953 La Marada Way, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 2 in Block 17 Tract 1112 Eighth Addition to Sunset Village, 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:

GLEN R. COSSEY
3953 LA MARADA WAY
KLAMATH FALLS, OR 97603

10947

ODVA Account Number

C04975

SUBJECT TO.

- 1 Any taxes for 1999/2000 when due or payable.
- 2 Any Right of Redemption as Provided by Law.
- 3 Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, easements, water and irrigation rights in connection therewith.
- 4 Rules, regulations, and assessments of South Suburban Sanitary District and easements in connection therewith.
- 5 Rules, regulations, and assessments of Sunset Village Lighting District.
- 6 Declaration of Conditions and restrictions for Eighth Addition to Sunset Village, recorded March 25, 1975, in Volume M75 Page 3318, Deed Records of Klamath County, Oregon.
- 7 Right of Way Easement, including the terms and provisions thereof from Joe L. Keller and Rosie Ann Keller to Pacific Power & Light Company, a corporation, dated July 28, 1975, recorded December 1, 1975, in Volume M75 Page 15098, and re-recorded January 15, 1976, in Volume M76 Page 733, Deed Records of Klamath County, Oregon, over the South 5 feet of Lot 2.

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

STATE OF OREGON)

) ss

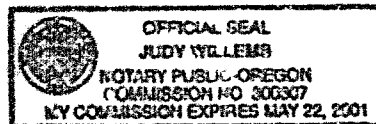
County of Marion)

On March 26, 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:

Judy Wellem
Notary Public for Oregon



STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of March A.D., 1999 at 3:34 o'clock P.M., and duly recorded in vol. M99
of Deeds on Page 10946

Linda Smith, County Clerk

FEc

\$35.00

by Kathleen Rose