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Vol M99 Page 12426

MTC 47443 MS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

| ODVA Account Number | Tax Account Number |
|---------------------|--------------------|
| C04119 | R596769 |

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 8, 1985, in the Face Value of \$48,552.50 and recorded on January 8, 1985, in Vol. M85 Page 401, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Michael S. Hricziscse, 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 January 8, 1985, except as specifically set forth herein, situated at 12952 East Highway 140, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Beginning at the quarter section corner which is common to Sections 15 and 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and running thence North 0°35' West a distance of 562.8 feet along the North-South center line of Section 15; thence North 57°46' West a distance of 184.7 feet to the point of beginning, which point of beginning is on the Southerly right of way line of the Klamath Falls-Lakeview Highway. From said point of beginning thence North 57°46' West a distance of 187.5 feet along said Southerly right of way line of the Klamath Falls-Lakeview Highway; thence South 0°16' East a distance of 216.6 feet to a point on the Northerly right of way line of the O.C.&E. Railroad; thence South 89°55' East a distance of 157.9 feet along said Northerly right of way

AFTER RECORDING RETURN TO:

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

MR. AND MRS. MICHAEL S. HRICZISCSE
12952 HWY 140 EAST
KLAMATH FALLS, OR 97603

MICHAEL HRICZISCSE
12952 HIGHWAY 140 EAST
KLAMATH FALLS OR 97603

12427

ODVA Account Number

C04119

LEGAL DESCRIPTION (continued)

line of the O.C.&E. Railroad; thence North 0°16' West a distance of 116.8 feet to the point of beginning.

SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70 Page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement 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 April 2, 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)

County of Marion)

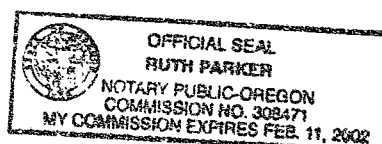
) Ss.

On April 2, 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:

Ruth Parker
Notary Public for Oregon



STATE OF OREGON : COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 6th day
of April A.D., 1999 at 3:28 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 12426

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rose