

77733

99 APR -8 P3:22

Vol 1199 Page 12680

K-53808

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C08344	R303200

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 12, 1986, in the Face Value of \$48,000.00 and recorded on December 12, 1986, in Vol M86, Page 22947, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans Affairs, grantor, conveys and specially warrants unto Karla J. Knieps, 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 12, 1986, except as specifically set forth herein, situated at 1218 Crescent Ave, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 1, Block 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, ALSO that portion of vacated Upham Street which inured thereto.

AFTER RECORDING RETURN TO:

Karla J Knieps
1218 Crescent Ave
PO BOX 111
Klamath Falls, OR 97601

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

KARLA J KNIEPS
1218 CRESCENT AVE
KLAMATH FALLS OR 97601

2114-W (11/98)

ab/q:\sarist\1\worddata\deeds\lab0407d.doc

(Page 1 of 2)

12681
ODVA Account Number

C08344

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, liens and utility assessments of the City of Klamath Falls
4. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.

"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 7, 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 7, 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: [Signature]
Notary Public for Oregon



STATE OF OREGON : COUNTY OF KLAMATH ss.

Filed for record at request of First American Title the 8th day
of April A.D., 1999 at 3:22 o'clock P.M., and duly recorded in Vol. M99
of Deeds on Page 12680

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross