

99 APR -9 P3:13

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(Reserved for Recording Purposes)

## SPECIAL WARRANTY DEED

K52771	
ODVA Account Number	Tax Account Number
C21164	R595626 AND 0M67108

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated September 29, 1988, in the Face Value of \$40,150.00 and recorded on September 30, 1988, in Vol M88, Page 16318, 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 T. Mc Gregor And Susan K. Mc Gregor, 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 September 29, 1988, except as specifically set forth herein, situated at 11685 Clovis Dr, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of Lot 4, Block 3 of "Pine Grove Ranchettes" a duly platted and recorded subdivision in Klamath County, Oregon; thence East along the Southerly boundary of said subdivision, 200.37 feet to the point of beginning for this description; thence continuing along said Southerly boundary East, 220.00 feet; thence leaving said Southerly boundary South, 201.11 feet; thence North 89°52'00" West, 220.00

AFTER RECORDING RETURN TO:

Robert T. Mc Gregor  
11685 Clovis Dr  
Klamath Falls, OR 97603  
KLAMATH FALLS, OR 97603

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

ROBERT T MCGREGOR  
11685 CLOVIS DR  
KLAMATH FALLS OR 97603

12787

ODVA Account Number

C21164

**LEGAL DESCRIPTION (continued)**

feet; thence North 200.60 feet to the point of beginning.

Together with the following described mobile home which is firmly affixed to the property: 1979 Buckingham, 24'x60', Serial No. AB7SC6170R

**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 boundaries of roads or highways.
4. Regulations, including levies, liens, assessments, rights of way and easements of the Mallory Enterprises Public Utility District.
5. Easement, including the terms and provisions thereof for poles and anchors, granted to Pacific Telephone and Telegraph Company, a California Corporation, dated May 14, 1942. Recorded August 1, 1942, Book 149, Page 41 (No exact description).
6. Easement, including the terms and provisions thereof for 2 anchors and guys, granted to California Oregon Power Company, dated July 12, 1960, recorded August 3, 1960, Book 323, Page 202 (No exact description).

"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 8, 1999, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

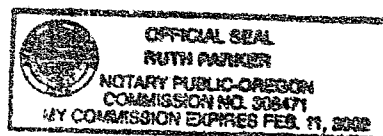
By: Joyce D. Emerson  
Joyce D. Emerson, Acting Manager, Accounts Services

STATE OF OREGON )  
) Ss.  
County of Marion )

On April 8, 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 First American Title the 9th day  
of April A.D., 1999 at 3:13 o'clock P M., and duly recorded in Vol M99  
of Deeds on Page 12786

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Rose