

77785

ASPEN 991120

99 APR -9 P3:21

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(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number

C22100

Tax Account Number

R480704

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 13, 1989, in the Face Value of \$31,500.00 and recorded on October 13, 1989, in Vol M89, Page 19526, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Gayle Payne Nicholson, 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 October 13, 1989, except as specifically set forth herein, situated at 2244 Vine, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 566 Block 115 Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**AFTER RECORDING RETURN TO:**

Gayle Nicholson  
1889 Austin  
Klamath Falls, Oregon 97603

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

GAYLE P NICHOLSON  
525 MAIN ST  
KLAMATH FALLS OR 97601

12789

ODVA Account Number

C22100

## SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.

"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.

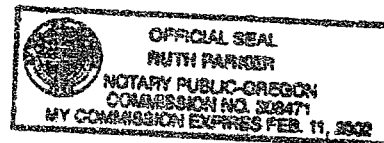
County of Marion )

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 Aspen Title & Escrow the 9th day  
of April A.D., 1999 at 3:21 o'clock P. M., and duly recorded in Vol M99  
of Deeds on Page 12788

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross