



(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C04350	R610093

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated March 6, 1985, in the Face Value of \$18,000.00 and recorded on March 6, 1985, in Vol. M85 Page 3327, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Charles E. Beal, 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 March 6, 1985, except as specifically set forth herein, situated at 8739 Bunn Road #39, Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

All that real property situated in the NE-1/4 Section 33, Township 39 South, Range 12 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northeast corner of Section 33, Township 39 South, Range 12 East of the Willamette Meridian; thence South on the section line 1239.2 feet; thence North 35°10' West 530.2 feet; thence North 10°20' West 817.3 feet, more or less, to the North boundary of said Section 33; thence East on said boundary 451.3 feet, more or less to the point of beginning. This tract of land is that part of the NE-1/4 of the NE-1/4 of Section 33 which lies East of the Wolf Flat Drain. EXCEPTING that portion conveyed to the United States of America by instruments recorded in Book 69 at Page 267 and in Book 69 at Page 271, Deed Records.

AFTER RECORDING RETURN TO:

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

CHARLES E. BEAL
8739 BUNN ROAD #39
BONANZA OR 97623

CHARLES E. BEAL
8739 BUNN ROAD #39
BONANZA OR 97623

Ref: Mary Woodard
J.C.

277773

ODVA Account Number

C04350

State of Oregon, County of Klamath
Recorded 7/12/99, at 2:38 p. m.In Vol. M99 Page 2112

Linda Smith,

County Clerk

Fee \$ 35 KR

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 Langell Valley Irrigation District.
5. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the Farm Use assessment was in effect for the land in addition thereto a penalty may be levied if notice of disqualification is timely given.
6. Lease, including the terms and provisions thereof, dated June 20, 1973, recorded August 17, 1973 in Volume M73, Page 11187, Microfilm Records of Klamath County, Oregon, between Howard C. Walker and Ruth Ann Walker, husband and wife, lessor and Dowdle Oil Corporation, lessee.

"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 June 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 June 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

