

1999 AUG 10 AM 11: 02



MTC 48615-MC

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C09327	R122281

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 28, 1987, in the Face Value of \$54,000.00 and recorded on August 14, 1987, in Vol. M87 Page 14658, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Donald Lee Hundley & Kathy A. Dalton, 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 July 28, 1987, except as specifically set forth herein, situated at 205 North Grant Street, Merrill, Oregon 97633 in Klamath County, State of Oregon, to wit:

A portion of Lot 37, MERRILL TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the South line of said Lot 37 and the West line of a 16 foot alley conveyed to the City of Merrill by Deed recorded May 9, 1960, in Deed Book 321 Page 80, said point being 131.75 feet West of the East line of said Lot 37; thence West along the South line of said Lot 37, 115.75 feet, more or less to the East line of Grant Street as conveyed to the City of Merrill by Deed recorded May 9, 1960, in Deed Book 321 at Page 82, Records of Klamath County, Oregon; thence North 157.5 feet, more or less, to the South boundary of a tract of land conveyed to Robert Trotman, et ux., recorded September 25, 1953, in Deed Book 263 at Page 167, Records of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

DONALD HUNDLEY
PO BOX 357
MERRILL, OR 97633

DONALD HUNDLEY
PO BOX 357
MERRILL, OR 97633

LEGAL DESCRIPTION (continued)

thence East along the South boundary of said Trotman Tract, 115.75 feet to the West boundary of said 16 foot alley;
thence South along the West boundary of said alley, 157.5 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 boundaries of streets, roads or highways.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. City Liens, if any, of the City of Merrill.
6. Conditions, restrictions as shown on the recorded plat of Merrill Tracts.
7. Easement, including the terms and provisions thereof for water line over the North 11 feet of the herein described property in favor of City of Merrill from James E. Hammond, et ux recorded May 9, 1970, Book 321 Page 79.

"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 August 4, 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. Hlopek, Manager, Accounts Services

STATE OF OREGON)

) Ss.

County of Marion)

On August 4, 1999,

this instrument was acknowledged before me by the above-named Joyce D. Hlopek, 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: _____

Judy Willem
Notary Public for Oregon

State of Oregon, County of Klamath
Recorded 8/10/99, at 11:02 a. m.
In Vol. M99 Page 32176
Linda Smith,
County Clerk Fee \$35 - KE

