

200 MAY -9 AM 10: 53

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(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
5200902	R448475

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 28, 1987, in the Face Value of \$22,500.00 and recorded on December 31, 1987, in Vol M87, Page 23286, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Susan Krouse, 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 28, 1987, except as specifically set forth herein, situated at 1605 Gary St, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 6 of NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

Susan Krouse
118 Crescent St.
Scott Valley, CA. 95066

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

Raymond L. Levey, III
1540 California Ave.
Klamath Falls, OR. 97601

ODVA Account Number

5200902

SUBJECT TO:

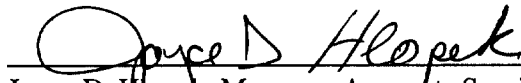
1. Any taxes for 2000/2001 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. The premises herein described are within and subject to the statutory powers, including power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Reservations, restrictions and easements as contained in instrument recorded September 23, 1942 in Volume 150 at page 209, Deed Records of Klamath County, Oregon, to wit: "Excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

"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 May 3, 2000, 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 May 3, 2000,

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:



Notary Public for Oregon

State of Oregon, County of Klamath
Recorded 05/09/00, at 10:53 a.m.
In Vol. M00 Page 16629
Linda Smith,
County Clerk Fee \$ 26⁰⁰

