

*(Reserved for Recording Purposes)***SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
5076187	R448359

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 4, 1986, in the Face Value of \$26,300.00 and recorded on August 4, 1986, in Vol. M86 Page 13710, in 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 W. Eck, 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 August 4, 1986, except as specifically set forth herein, situated at 4519 Freida, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Tracts 17 and 18 of NEW DEAL TRACTS, according to the duly recorded plat, according to the official plat thereof, on file, in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

Rt
OC
= DONALD W ECK
2320 WHITE AVE
26✓ KLAMATH FALLS OR 97601-4334

DONALD W ECK
2320 WHITE AVE
KLAMATH FALLS OR 97601-4334

ODVA Account Number

5076187

SUBJECT TO:

1. Any taxes for 2001-2002 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 the 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 Klamath Project and Enterprise Irrigation District.
5. Reservations, restrictions and easements as contained in deed from: A.J. Tracy Inc. to M. B. Myers, et ux, recorded November 15, 1943; to wit: Excepting and reserving to the first party, its successors 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 February 1, 2001, 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, Accounts Services Manager

STATE OF OREGON)

)ss.

County of Marion)

On February 1, 2001,

this instrument was acknowledged before me by the above-named Joyce D. Hlopek, Accounts Services Manager, 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 02/05/01, at 2:11 p. m.
In Vol. M01 Page 4556
Linda Smith,
County Clerk Fee \$ 26.00

