



(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number 5077128	Tax Account Number R551691
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IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 14, 1986, in the Face Value of \$37,000.00 and recorded on August 18, 1986, in Vol M86, Page 14659, 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 Beryl L. Barber and Herma Barber, husband and wife, 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 14, 1986, except as specifically set forth herein, situated at 3717 Summers Ln., Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A tract of land described as follows: Beginning at a point on the West Section line which lies North 1°12' West a distance of 150.4 feet from the iron pin axle which marks the one quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence; North 88° 57' East and parallel to the East-West quarter line of Section 11, a distance of 342 feet to an iron pin; thence North 1° 12' West parallel to the West Section line of said Section 11, a distance of 75.4 feet to an iron pin; thence South 88° 57' West 342 feet to a point of the said section line; thence South 1° 12' East along section line 75.4 feet, more or less, to the point of beginning; said tract being in the South half Southwest quarter of Northwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

BERYL L BARBER  
PO BOX 217  
BERRY CREEK CA 95916

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PO BOX 217  
BERRY CREEK CA 95916

## 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 Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The rights of the public in and to that portion of the premises herein described lying within the limits of Summers Lane.
6. Road easement over the Westerly 30 feet and easement for alley purposes over the Easterly 20 feet of premises as reserved in Deed Recorded August 10, 1939 in Volume 124, Page 35, Deed Records of Klamath County, Oregon.
7. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 10, 1939 in Volume 124, Page 35, Deed Records of Klamath County, Oregon, to wit: (1) This tract is also subject to an easement of the U.S. Reclamation Service for a drain; (2) An easement for ditches and/or pipelines to convey water for irrigation and domestic use, and for drainage purposes, for the benefit of adjoining property owners; (3) that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner, and shall be painted outside; that all buildings shall be setback at least 60 feet from the center line of the above mentioned roadway.

"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 23, 2001, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS - Lender

By: Curt R. Schnepf  
Curt R. Schnepf, Administrator, V.I.D.

STATE OF OREGON     )  
                                  )ss.  
County of Marion     )

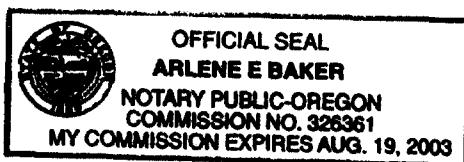
On February 23, 2001,

State of Oregon, County of Klamath  
Recorded 03/13/01, at 8:27a. m.  
In Vol. M01 Page 9977

Linda Smith,

County Clerk Fee\$

this instrument was acknowledged before me by the above-named Curt R. Schnepf, Administrator, V.I.D., who personally appeared, and, being first duly sworn, did say that he is authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.



Before me: Arlene E. Baker  
Notary Public for Oregon