

Return to:  
AmeriTitle  
Attn: Lisa



MTC 53485-LW  
(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
5221536	R514447

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated November 20, 1989, in the Face Value of \$31,500.00 and recorded on November 21, 1989, in Vol M89, Page 22482, 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 Mickey Lee Hicks and Laurie Marie Hicks, 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 November 20, 1989, except as specifically set forth herein, situated at 1836 Wiard St., Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Tract 22, Pleasant Home Tracts, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

AMERITITLE  
222 S 6TH ST  
KLAMATH FALLS OR 97601

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

MICKEY L HICKS  
2117 LAUREL ST  
KLAMATH FALLS OR 97601

**12107**

## SUBJECT TO:

1. Any taxes for 2001-2002 when due or payable.
2. Any Right of Redemption as provided by law.
3. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Reservations and restrictions in deed from Charles W. Miller and Idella Miller, his wife, to C.L. Squire, dated November 14, 1938, recorded July 7, 1939, in Volume 123, Page 221, Deed Records of Klamath County, Oregon, as follows: "1. An easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. 2. That no dwelling house shall be placed upon said land to cost less than \$1,000; that such dwelling shall be finished in a workmanlike manner; shall be painted outside, and shall be set back at least 30 feet from property line on street."

"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 March 20, 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 March 20, 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 03/27/01, at 11:12 a.m.  
 In Vol. M01 Page 12106  
Linda Smith,  
 County Clerk   Fee\$ 26<sup>00</sup>

