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(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
5218342	R461280

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 26, 1989, in the Face Value of \$50,100.00 and recorded on May 26, 1989, in Vol M89, Page 9260, 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 Rona Joy Scheen and Steven Craig Scheen, 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 May 26, 1989, except as specifically set forth herein, situated at 8106 Teal Dr., Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

Lot 12, Block 37, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

K26-  
WESTERN PIONEER TITLE  
PO BOX 10146  
EUGENE OR 97440

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

RONA J SCHEEN  
8106 TEAL DR  
BONANZA OR 97623

ODVA Account Number

5218342

## SUBJECT TO:

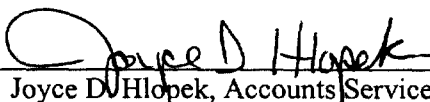
1. Any taxes for 2001-2002 when due or payable.
2. Any Right of Redemption as provided by law.
3. Conditions, restrictions as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2.
4. Subject to rules and regulations of Fire Patrol District.

"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     )

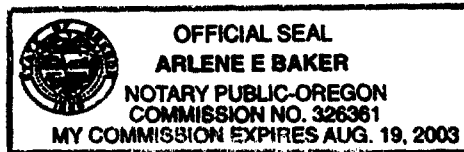
On March 20, 2001,

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 11:22a m.  
In Vol. M01 Page 12134  
Linda Smith,  
County Clerk     Fee\$ 26.00