

'01 MAR 29 AM 11:10

MTC 53178 - KR
(Reserved for Recording Purposes)**SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
5050950	R515687

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated June 6, 1985, in the Face Value of \$42,001.00 and recorded on June 6, 1985, in Vol M85, Page 8409, 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 Johnny S. Ferrea and Miryam L. Ferrea, 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 June 6, 1985, except as specifically set forth herein, situated at 1704/1708 Gary St., Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

The North 96.64 feet of Lot 15, Block 9, PLEASANT VIEW TRACTS, of Klamath County, Oregon. Except any portion lying within the right of way of Gary Street.

AFTER RECORDING RETURN TO:

Jp. (C) r

AMERITITLE
222 SOUTH 6TH ST
KLAMATH FALLS OR 97601

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

JOHNNY S FERREA
3939 S 6TH ST # 223
KLAMATH FALLS OR 97603

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 Enterprise 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. Reservations contained in deed given by C. C. Lewis and Caroline W. Lewis, husband and wife, recorded November 16, 1942 in Volume 151, Page 193, Deed Records of Klamath County, Oregon, as follows:
"Except 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 of way 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 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 03/29/01, at 11:10 a.m.
In Vol. M01 Page 12696
Linda Smith,
County Clerk Fee\$ 26⁰⁰

