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WTC 1396-2735

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
5057690	R520341

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated September 16, 1985, in the Face Value of \$28,000.00 and recorded on September 17, 1985, in Vol M85, page 15168, 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 Highland Community Federal Credit Union, 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 September 16, 1985, except as specifically set forth herein, situated at 2805 Summers Lane, Klamath Falls, Oregon 97603-6664 in Klamath County, State of Oregon, to wit:

PARCEL 1: Beginning at a point 950 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running East 119 feet; thence North 100 feet; thence West 119 feet; thence South 100 feet to the point of beginning, being a portion of the SW1/4SW1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 30 feet of the above described property conveyed to Klamath County for road purposes.

PARCEL 2: A parcel of land situated in the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the Easterly line of Summers Lane with the South line of said Section 2; thence North 0°04' West along the Easterly line of Summers Lane a distance of 30 feet; thence South 89°32' East parallel with the South line of said Section 2 a distance of 208 feet; thence North 0°04' West parallel with the Easterly line of Summers Lane a distance of 920 feet; thence North 89°32' West parallel with the South line of said Section 2 a distance of 119 feet to a one-half inch iron pin marking the True Point of Beginning of this

AFTER RECORDING RETURN TO:

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

HIGHLAND COMMUNITY FCU
3737 SHASTA WAY
KLAMATH FALLS OR 97601

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description; thence North 0°04' West parallel with the Easterly line of Summers Lane a distance of 100 feet to a one-half inch iron pin; thence South 89°32' East parallel with the South line of said Section 2 a distance of 35 feet; thence South 0°04' East parallel with the Easterly line of Summers Lane a distance of 100 feet; thence North 89°32' West parallel with the South line of said Section 2 a distance of 35 feet to the True Point of Beginning.

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 Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Rules, regulations, liens, and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.
6. Grant of Right of Way, including the terms and provisions thereof, given by Union High School District #2 of Klamath County, Oregon to Pacific Power & Light Company, a Maine corporation, dated April 8, 1963, recorded June 5, 1963, in Volume 345, page 587, Deed records of Klamath County, Oregon, for transmission line.

"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 May 3, 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 May 3, 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 05/14/01, at 11:32 a.m.
In Vol. M01 Page 22014
Linda Smith,
County Clerk Fee \$ 26⁰⁰

