



(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
5094032	R545262

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 18, 1987, in the Face Value of \$27,500.00 and recorded on August 24, 1987, in Vol M87, Page 15149, 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 Susan Krouse, 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 18, 1987, except as specifically set forth herein, situated at 3829 Bristol, Klamath Falls, Oregon 97603¹ in Klamath County, State of Oregon, to wit:

Lot 22 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE
525 MAIN ST
KLAMATH FALLS OR 97601

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

SUSAN KROUSE
118 CRESCENT CT
SCOTTS VALLEY CA 95066

ODVA Account Number

5094032

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. Reservations as set forth in agreement between Calvin P. Peyton and Doris S. Peyton, husband and wife, and Walter N. Wise and Velma Wise, husband and wife, recorded October 27, 1942 in Volume 150, Page 582, Deed Records of Klamath County, Oregon.
6. A 20 foot building setback line from street as shown on dedicated plat.

"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 10, 2001, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS - Lender

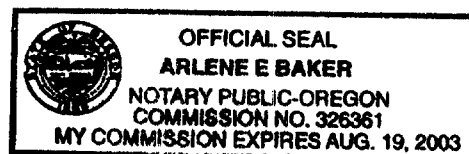
By: Joyce D. Hlopek
Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON)
)ss.
County of Marion)

On May 10, 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: Arlene E. Baker
Notary Public for Oregon



State of Oregon, County of Klamath
Recorded 05/22/01, at 11:01 a. m.
In Vol. M01 Page 23466
Linda Smith,
County Clerk Fee\$ 26⁰⁰