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MTC 1396-2908

(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
5046669	R515525, R515543, M65173

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated March 25, 1985, in the Face Value of \$33,000.00 and recorded on March 29, 1985, in Vol M85, page 4591, 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 Estate of Laura Smith, 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 March 25, 1985, except as specifically set forth herein, situated at 1920 Gary Street, Klamath Falls, Oregon 97603-4921 in Klamath County, State of Oregon, to wit:

The North 70 feet of Lot 11, Block 5, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon; EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County for road purposes, and the South 25 feet of the East 89 feet of Lot 14, Block 5, PLEASANT VEIW TRACTS.

Together with the following-described mobile home which is firmly affixed to the property:

1980 Sequoia, 24' x 60', Serial Number 240132D4686

AFTER RECORDING RETURN TO:

ESTATE OF LAURA SMITH  
%JOYE L SMITH  
150 PASBEHEGH DR  
WILLIAMSBURG VA 23185

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

ESTATE OF LAURA SMITH  
%JOYE L SMITH  
150 PASBEHEGH DR  
WILLIAMSBURG VA 23185

**31561**

## SUBJECT TO:

1. Any taxes for 2001-2002 when due or payable.
2. Any Right of Redemption as provided by law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
5. Utility easements, including the terms and provisions thereof, reserved in Deed Book 120 at page 381, recorded February 16, 1939, and Deed Book 111 at page 461, recorded August 31, 1937.
6. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 481, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

"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 31, 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 31, 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: \_\_\_\_\_

*Tina Witherell*  
Notary Public for Oregon



State of Oregon, County of Klamath  
Recorded 06/29/01, at 11:09A m.  
In Vol. M01 Page 31560  
*Linda Smith,*  
County Clerk    Fee\$ 26.00