

'01 DEC 10 PM 3:23

Vol M01 Page 63059

State of Oregon, County of Klamath  
Recorded 12/10/01 3:23 P m.  
Vol M01, Pg 63059-60  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2



MTU 55001-W  
(Reserved for Recording Purposes)

## SPECIAL WARRANTY DEED

|                     |                    |
|---------------------|--------------------|
| ODVA Account Number | Tax Account Number |
|                     | R621928            |

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 30, 1989, in the Face Value of \$63,100.00 and recorded on November 1, 1989, in Vol M89, Page 20989, 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 Wayne L. Freeman and Anthony Freeman, aka, Tony Freeman, with right of survivorship, 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 October 30, 1989, except as specifically set forth herein, situated at 11223 White Goose Dr., Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 5, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcel of land situated in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a 5/8" iron pin on the West line of Government Lot 4 of said Section 6 from which the Northwest corner of said Government Lot 4 bears North 00°03'57" West along said West Government Lot line, 405.00 feet; thence North 56°35'42" East, 433.93 feet to the mean high water line of the Klamath River; thence South 30°27'21" East along said mean high water line 19.89 feet; thence leaving said mean high water line South 58°15'58" West 437.76 feet to said West line of Government Lot 4; thence North 00°03'57" West along said West line of Government Lot 4, 8.50 feet to the point of beginning, lying within the Northerly portion of Lots 5, 6 and 7 of Block 35 of Tract No. 1081, Fifth Addition to Klamath River Acres.

AFTER RECORDING RETURN TO:

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

AMERITITLE WAYNE FREEMAN WAYNE L FREEMAN  
222 SOUTH SIXTH ST 2017 BURBANK AVE. 2017 BURBANK AVE  
KLAMATH FALLS OR 97601 SANTA ROSA, CA 95407 SANTA ROSA CA 95407

26.00  
2114-W (4/00)  
aeb/ab1009d01

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## SUBJECT TO:

1. Any taxes for 2001-2002 when due or payable.
2. Any Right of Redemption as provided by law.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath River Acres.

"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 October 9, 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 October 9, 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

