

01 DEC 26 PM 3:21

Vol M01 Page 66022

State of Oregon, County of Klamath
Recorded 12/26/01, at 3:21 p m
in Vol. M01 Page 66022-23
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



K-57955

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
	R622801, M51348

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 26, 1984, in the Face Value of \$31,000.00 and recorded on October 26, 1984, in M84, page 18445, 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 Vernon D. Lowther and Pamela L. Lowther, 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 26, 1984, except as specifically set forth herein, situated at 15423 Greenwing Loop, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 11, Block 29, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon. Together with the following described mobile home, which is firmly affixed to the property: 1975 Fuqua, 24x48, mobile home, Serial #7211.

AFTER RECORDING RETURN TO:

FIRST AMERICAN TITLE
PO BOX 151
KLAMATH FALLS OR 97601

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

VERNON D LOWTHER
PO BOX 30
KENO OR 976270030

SUBJECT TO:

1. Any taxes for 2002-2003 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 Fifth Addition to Klamath River Acres.
4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.
5. Subject to rules and regulations of Fire Patrol District.

"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 December 21, 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 December 21, 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

