

'02 FEB 21 AM 11:10

State of Oregon, County of Klamath

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Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

MTC 55904 - ms

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
	R545271

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 11, 1991, in the Face Value of \$45,107.00 and recorded on January 14, 1991, in Vol M91, Page 821, 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 Dennis Lee Justice, 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 January 11, 1991, except as specifically set forth herein, situated at 3839 Bristol St., Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 23, SUMMERS PARK, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

AMERITITLE
222 S 6TH ST
KLAMATH FALLS OR 97601

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

DENNIS L JUSTICE
3839 BRISTOL AVE
KLAMATH FALLS OR 97603

10416

SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Conditions, Restrictions as shown on the recorded plat of Summers Park.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded October 27, 1942, Book 150, Page 582.
6. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
7. 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 and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.

"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 January 28, 2002, 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 January 28, 2002,

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: Arleen E. Baker

Notary Public for Oregon

