

State of Oregon, County of Klamath
Recorded 02/25/2002 2:14 p m.
Vol M02, Pg 11267-68
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

'02 FEB 25 PM3:14



K58159
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
	R411003

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 10, 1984, in the Face Value of \$15,510.00 and recorded on January 17, 1984, in Vol M84, Page 923, 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 Marc Estep and Debbie Estep, husband and wife, 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 10, 1984, except as specifically set forth herein, situated at 210 Grant, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 4 in Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

K26
FIRST AMERICAN TITLE
PO BOX 151
KLAMATH FALLS OR 97601

MARC ESTEP
210 GRANT ST
KLAMATH FALLS OR 97601-3136

SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.

"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 February 22, 2002, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS - Lender

By: *Curt R. Schnepf*

Curt R. Schnepf, Administrator, VLD

STATE OF OREGON)
)ss.
County of Marion)

On February 22, 2002,

this instrument was acknowledged before me by the above-named Curt R. Schnepf, Administrator, VLD, who personally appeared, and, being first duly sworn, did say that he 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

