

'02 APR 4 PM3:13

Vol M02 Page 19945

State of Oregon, County of Klamath
Recorded 04/04/2002 2:13 p. m.
Vol M02, Pg 19945-46
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



mtc 54781

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
	R612885

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 22, 1989, in the Face Value of \$28,000.00 and recorded on May 25, 1989, in Vol M89, page 9030, 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 Gayle Payne Nicholson, 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 May 22, 1989, except as specifically set forth herein, situated at 924 Martin Street, Klamath Falls, Oregon 976013457 in Klamath County, State of Oregon, to wit:

The North 40 feet of the South 80 feet of Lots 680 and 681, Block 107, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

AMERITITLE
PO BOX 5017
KLAMATH FALLS OR 97601

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

GAYLE P NICHOLSON
1889 AUSTIN ST
KLAMATH FALLS OR 976034677

19946

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 Mills Addition.

"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 March 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 March 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: Tina Witherell
Notary Public for Oregon

