

'02 JUN 24 AM 11:23

State of Oregon, County of Klamath
 Recorded 06/24/2002 11:23 a. m.
 Vol M02, Pg 36346-47
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2



(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
	R400471, M59803

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated June 18, 1986, in the Face Value of \$22,100.00 and recorded on June 18, 1986, in Vol M86, page 10559, 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 John D. Stutes and Vicki L. Stutes, 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 June 18, 1986, except as specifically set forth herein, situated at 29523 Woodchuck Ln., Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

W 1/2, SE 1/4, SE 1/4, SE 1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom the North 100 feet thereof.

Together with the following-described mobile home which is firmly affixed to the property:

1978 Barrington, 14 x 67, Serial Number WAFL1XT43311447

AFTER RECORDING RETURN TO:

JOHN D STUTES
 29523 WOOD CHUCK LN
 BONANZA OR 97623

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

JOHN D STUTES
 29523 WOOD CHUCK LN
 BONANZA OR 97623

36347

SUBJECT TO:

1. Any taxes for 2001-2002 when due or payable.
2. Any Right of Redemption as provided by law.
3. Easement, including the terms and provisions thereof, by and between Marion A. Gruver and Sonja J. Smallcomb, dated December 8, 1975, recorded December 8, 1975, in Volume M75, Page 15429, Deed records of Klamath County, Oregon.
4. Easement for ingress and egress, including the terms and provisions thereof reserved in deed from Marion A. Williams Gruver to Glen Bockelman, Sr., and Barbara Kellogg Bockelman, husband and wife, dated December, 1976, recorded December 30, 1976, in volume M76, Page 20997, Deed records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, dated June 10, 1979, recorded June 11, 1979, in Volume M79, Page 13753, Deed records of Klamath County, Oregon.

"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 November 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 November 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: Arleen E Baker
Notary Public for Oregon

