

29331

WARRANTY DEED

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The STATE OF OREGON, by and through the Director of Veterans' Affairs, conveys and warrants unto Fred W. Larson and Helen M. Larson, husband and wife, grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 2, Block 45, FIRST ADDITION TO KLAMATH FOREST ESTATES in the County of Klamath, State of Oregon, and

1973 Bendix Mobile Home Size 24 x 56, Serial no. CS0380

TO HAVE AND TO HOLD said real property unto said grantees, their heirs and assigns forever.

SUBJECT TO: PREMISES ARE SUBJECT TO AN OUTSTANDING RIGHT OF REDEMPTION UNTIL THE 10th DAY OF January, 1984. If redeemed, Buyer will promptly vacate the subject real property and surrender possession to Redemptioner. Seller will refund to buyer or his heirs or assigns, all monies received or market value of improvements completed under terms of the contract toward purchase price, together with interest on payments at 9 percent per annum from the several dates that payments were received by Seller; subject; however, to a deduction in the sum of \$173 per month, as a reasonable rental for use of the premises from date of this Agreement to date.

The Seller shall receive all monies paid by Redemptioner to redeem subject real property under ORS 23.560 (2).

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 10th day of October, 1983.

The true and actual consideration for this conveyance is \$23,000.

The foregoing recital of consideration is true as I verily believe.

ret: Fred W. Larson
Box 132
Sprague River, Or.
97639

STATE OF OREGON

Clint Gruber
Clint Gruber
Acting Director of Veterans' Affairs

STATE OF OREGON)
County of Marion) ss

Before me, a Notary Public, personally appeared the above-named Clint Gruber, Acting Director of Veterans' Affairs for the State of Oregon, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

Evelyn M. Mooney
Notary Public for Oregon
My Commission expires: 3/16/87

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Chk 8.00

