

MAC #13045
MTC-14782

48231

-SPECIAL WARRANTY DEED-

Vol. M85 Page 6210

PATRICIA CHARLENE LEACH, Grantor, conveys and specially warrants to JOHN SPECK and W. JEANE SPECK, Grantees, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 472, Block 114, MILLS 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.

SUBJECT TO AND EXCEPTING:

1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land, 2) Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein dated September 9, 1975, recorded September 15, 1975 in Volume M75, page 10959, Microfilm Records of Klamath County, Oregon in the amount of \$17,209.00 with Charles S. Rhodes and Viola J. Rhodes, his wife, as Mortgagors and the State of Oregon, represented and acting by the Director of Veteran's Affairs (L-M31069) as Mortgagee; which the Grantees herein expressly agree to assume and pay according to the terms thereof and to save Grantor harmless thereon.

The true and actual consideration for this conveyance is \$37,500.00.

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.

Until a change is requested, all tax statements shall be mailed to Grantee at: 2260 GARDEN AVE., KLAMATH FALLS, OR 97603

DATED this 24th day of October, 1983.

Patricia Charlene Leach

RETURN:

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named Patricia Charlene Leach, and acknowledged the foregoing instrument to be her voluntary act. Before me:

KLAMATH FIRST FEDERAL S & L
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

Kristi L. Garrison
Notary Public for Oregon
My Commission expires: 4/19/87

WILLIAM P. BRANDNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97603

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 29th day of April, A.D., 1985 at 3:08 o'clock P.M., and duly recorded in Vol. M85, of Deeds on page 6210.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK
by: [Signature], Deputy