

C02495

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K-40771  
WARRANTY DEED

Vol 1188 Page 13618

The STATE OF OREGON, by and through the Director of Veterans' Affairs, conveys and warrants unto Vallie L. Atkinson and Velma Atkinson, 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 7, Block 2, North Beaver Marsh, Klamath County, Oregon.  
TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME WHICH IS FIRMLY AFFIXED TO THE PROPERTY: 1979 Guerdon Serial #8341 14 x 66.

SUBJECT TO:

1. Restrictions, but omitting restrictions if any, based on race, color, religion or national origin, as shown on the recorded plat of North Beaver Marsh.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded December 10, 19854 Book 271 page 112.
4. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded December 4, 1952 book 258 page 129.
5. Any Right of Redemption as provided by law.
6. Any taxes for 1988-89 when due or payable.

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

"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 USES."

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 18th day of August, 1988.

The true and actual consideration for this conveyance is \$15,500.00.  
The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON  
Jon A. Mangis  
Director of Veterans' Affairs

By: Joyce D. Emerson  
Joyce D. Emerson  
Accts. Services Leadworker

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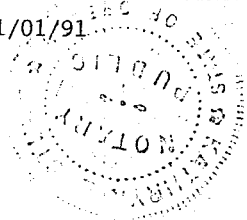
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STATE OF OREGON )  
                  )ss  
County of Marion)

Before me, a Notary Public, personally appeared the above-named  
Joyce D. Emerson, authorized to act on behalf of the duly appointed and 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.

*Kathryn Howe*  
Notary Public for Oregon  
My Commission expires: 11/01/91



Return  
Bend Title Company  
P.O. Box 752  
Bend, Oregon 97709

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 23rd day  
of Aug. A.D., 19 88 at 2:53 o'clock P. M., and duly recorded in Vol. M88  
of Deeds on Page 13618

FEE \$13.00

Evelyn Biehn County Clerk

By Randee Mullins