

1894

SPECIAL WARRANTY DEED

Aspen #01033386

Vol. m89 Page 11386

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Sidney M. Lilienthal and Christina D. Lilienthal, grantees, the following described real property free of encumbrances created or suffered by the grantor on or before July 9, 1985, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 7 in Block 13, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING therefrom the East 19 feet thereof.

SUBJECT TO:

1. Any taxes for 1989-90 when due or payable.
2. Any right of redemption as related to that certain mortgage recorded June 8, 1981 wherein Elvin L. and Sharon L. Brock were the mortgagors.
3. Covenants, easements and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded 9-10-56 book 12 page 250 and modified 7-9-59 book 314 page 80 Klamath County, Oregon.

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 21st day of June, 1989.

The true and actual consideration for this conveyance is \$46,010.00.

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

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 her voluntary act and deed.

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

Send STUBS TO:

Mr. & Mrs. Gordon B. Ross
2515 Yonna St., Klamath Falls, OR
CO5339 97601

Kathryn L. Shewe
Notary Public for Oregon
My Commission expires: 11/01/91

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Aspen Title Co. the 26th day
of June A.D., 19 89 at 3:46 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 11386
By Evelyn Biehn County Clerk
By Pauline Mulender

FEE \$8.00

89 JUN 25 PM 3 46

Return to
Sidney M. Lilienthal
11742 N. Hwy 39
Klamath Falls, OR 97603