

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Frances Lee Edwards and Evelyn A. Edwards, husband and wife, grantees, the following described real property free of encumbrances created or suffered by the grantor on or before January 6, 1984, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

That part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 25 Township 23 South, Range 9 East of the Willamette Meridian Klamath County, as follows: Beginning at the Northwest corner of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South along the West boundary line of said quarter a distance of 59 feet to the center of Midstate Electric Co. right of way where it intersects the said boundary line; thence Southeasterly in the center of said right of way for a distance of 338 feet to the intersection of the State Highway right of way; thence Northeasterly along said right of way a distance of 150 feet; thence Northwesterly a distance of 200 feet to the intersection of the North boundary line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 25; thence West along said boundary line for a distance of 193 feet to the Northwest corner and the point of beginning.

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records. Taxes for 1989-90 when due or payable.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Right of Way Easement, including the terms and provisions thereof, in favor of Pacific Telephone and Telegraph Company, recorded April 11, 1929 Volume 85 page 547, Deed Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, by and between L. W. Gerhart and Margaret M. Gerhart, husband and wife, and State of Oregon, by an through its State Highway Commission, recorded 9-24-52 Volume 257 page 5, Deed Records of Klamath County, Oregon.
7. Indenture of access, including the terms and provisions thereof, recorded May 28, 1958 Volume 299 page 572 Deed records of Klamath County.
8. Indenture of access, including the terms and provisions thereof, recorded December 25, 1965 Volume M65 page 5071, Deed Records of Klamath County, Oregon.

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Warranty Deed  
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9. Easement, including the terms and provisions thereof, by and between Brooks Scanlon, Inc. and Virginia Irene DeMuth, et al., recorded September 12, 1980, Volume M80 page 17293 Deed Records of Klamath County, Oregon.  
10. Any right of redemption related to that certain mortgage recorded June 3, 1981 wherein Edward W. Wicks and Donna M. Wicks, husband and wife, were the mortgagors.

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 20th day of June, 1989.

The true and actual consideration for this conveyance is \$16,000.00.

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

STATE OF OREGON

Jon A. Mangis

Director of Veterans' Affairs

By: Janice Sandoval  
Janice Sandoval  
Accts. Services Specialist

STATE OF OREGON )  
                          )ss  
County of Marion)

Before me, a Notary Public, personally appeared the above-named Janice Sandoval, 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.

Kathryn L. Skene  
Notary Public for Oregon

My Commission expires: 11/01/91

After recording return to:  
Evelyn A. Edwards  
1732 NE Pinewood Dr.  
Bend, OR 97701

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Evelyn Edwards the 7th day  
of July A.D. 19 89 at 11:57 o'clock A M., and duly recorded in Vol. M89  
of Deeds on Page 12451

Evelyn Biehn County Clerk

By Janice Sandoval

FEE \$13.00