

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Richard M. Zelch and Agnes J. Zelch, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before February 28, 1986, except as specifically set forth herein situated in Klamath, State of Oregon, to wit:

Lot 8, Block 2, COUNTRY GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1989-90 when due or payable.
2. Any redemption as related to that certain mortgage recorded September 21, 1981 Volume M81 page 16849 wherein William Michael Baxter and Cheryl A. Baxter, husband and wife were the mortgagors.
3. Agreement between Henry E. Ankeny, et al., and the United States of America, recorded August 26, 1909 Volume 27 page 340, Klamath County.
4. Agreement between United States of America and J. W. Ssiemens recorded April 19, 1919 in Volume 50 page 163 as supplemented by Contract recorded June 7, 1920 volume 52 page 567, Klamath County.
5. An easement recorded March 20, 1951 book 246 page 30.
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin a shown on recorded plat of Country Gardens.
7. Declaration of conditions and restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record recorded December 2, 1971 Book M-71 page 12674.

TO HAVE AND TO HOLD said real property unto said grantee(s), 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 28th day of July, 1989.

The true and actual consideration for this conveyance is \$48,777.00. The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON

Jon A. Mangis

Director of Veterans' Affairs

By:


Joyce J. Emerson, Leadworker
Accounts Services

17 3 PM 1 AUG 89

Warranty Deed
C06774
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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 her voluntary act and deed.

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

Return: Richard M. Zelch
6147 Logan Dr.
Klamath Falls, Or. 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Richard M. Zelch
on this 1st day of Aug. A.D., 19 89
at 3:17 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 14161
Evelyn Biehn County Clerk
By Pauline Mullendore
Deputy.

Fee, \$13.00
CC 1.50