

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Gordon B. Chadband and Norma M. Chadband, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 27, 1984, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 4, Block 4, North Beaver Marsh Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Together with the following described mobile home which is firmly affixed to the property: 1971 VANDY 24 x 54 mobile home serial #S8255 X#129944.

SUBJECT TO:

1. Any taxes for 1989-90 when due or payable.
2. Any redemption as related to that certain mortgage recorded February 24, 1978 Book M78 page 3563 and re-recorded June 7, 1978 Book M78 page 12145 wherein Robert James Burns and Linda D. Burns, husband and wife were the mortgagors.
3. Acreage and use limitations under provisions of the US Statutes and regulations issued thereunder.
4. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits, if any of the above there may be.
5. Reservations and restrictions, including terms and provisions thereof, in deed from Joe Bellevance et us to the State of Oregon, by and through its State Highway Commission recorded October 29, 1954 Volume 271 page 112, Deed records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication of North Beaver Marsh Addition, as follows: "said plat subjec to the following conditions: (1) a 120 foot building set-back line along the front of lots 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block 1, Lots 1, 2, 3, 4, and 5 Block 2, Lots 1 and 2, Block 4 to leave a clear area for the landing and take-off of airplanes from Beaver Marsh Airport; (2) additional restrictions as provided in recorded protective covenants; (3) a 16' easement to provide ingress and egress for construction and maintenance of public utilities, said easement being centered on the side and back of lots."
7. "Subject to the requirements and provisions of O.R.S. Chapter 481 pertaining to the registration and transfer of mobile homes and any interests or liens disclosed thereby."

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 3rd day of October, 1989.

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Warranty Deed

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The true and actual consideration for this conveyance is \$8,501.00. The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON

Jon A. Mangis

Director of Veterans' Affairs

By: Janice SandovalJanice Sandoval, Specialist
Accounts Services

STATE OF OREGON

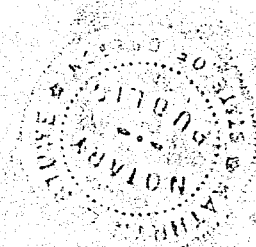
County of Marion

) ss

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.

Kathryn J. Gruwe
Notary Public for Oregon

My Commission expires: 11/01/91



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gordon Chadband the 17th day
of Oct. A.D., 19 89 at 1:53 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 19681.

Evelyn Biehn - County Clerk

By Rauline M. Mueland

FEE \$13.00

Return: Gordon Chadband
P.O. Box 118
Chemult, Or. 97731