

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Clarence V. Rayson and Dolores D. Rayson, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before January 16, 1984, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 16 in Block 2 of Bley-Was Heights according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1989-90 when due or payable.
  2. Any redemption as related to that certain mortgage recorded September 27, 1977 Volume M77 page 18158 wherein John D. and Cassie L. Law, husband and wife were the mortgagors.
  3. 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 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.
  4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertain by an inspection of said property or by making inquiry of persons in possession thereof.
  5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records, unpatented mining claims, reservations, or exceptions in patents or Acts authorizing the issuance thereof water rights, claims or title to water.
  6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
  7. Right of way for transmission line, including the terms and provisions thereof, recorded August 25, 1958 Deed Volume 302 page 428.
  8. Reservations and restrictions shown on the plat of Bley-Was Heights as follows: "Note: No vehicular access is allowed from Keno Springs Road to any lot with frontage on said road."
  9. Reservations and restrictions contained in the dedication of Bley-Was Heights as follows: "... said plat being subject to: 1) all minimum building setback and other requirements as per RD7000 Property Development Standards. 2) all utility easements of the size and location as shown on the annexed plat. 3) one foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property in property developed."
  10. Declaration of Covenants, conditions and restrictions for Bley-Was Heights and First Addition to Bley-Was Heights, recorded June 13, 1974, Volume M74 page 7311 and amended in instrument recorded June 18, 1974, Volume 74 page 877, Klamath County Records.
- 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."

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IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 30th day of October, 1989.

The true and actual consideration for this conveyance is \$31,000.00. The foregoing recital of consideration is true as I verily believe.

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

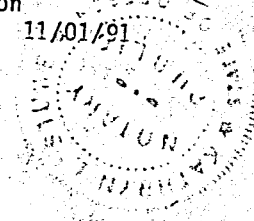
By: Joyce D. Emerson  
Joyce D. Emerson, Leadworker  
Accounts Services

STATE OF OREGON     )  
County of Marion    ) ss

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. Skene  
Notary Public for Oregon

My Commission expires: 11/01/91



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ASpen Titel Co. the 2nd day  
of Nov. A.D., 19 89 at 3:52 o'clock P. M., and duly recorded in Vol. M89,  
of Deeds on Page 21208

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mullendore

Return: A.T.C.