

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Arlie L. Barnes and Virginia M. Barnes, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before January 8, 1985, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

A parcel of land situated in the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and more fully described as follows:

Beginning at a point in the center line of a 60' roadway from which the section corner common to sections 2, 3, 10, and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears South 89°44 $\frac{1}{2}$ ' West, along the said roadway center line 1813.7' to a point in the west boundary of said Section 11, and North 00°13 $\frac{1}{2}$ ' West, 1662.5' to said section corner and running thence North 00°01' West 331.15 feet to a point in the northerly boundary of said N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of section 11; thence North 89°47' East along said boundary of line 65.7 feet; thence South 00°01' East 331.10 feet, more or less to an intersection with the center line of the above-mentioned roadway; thence South 89°44 $\frac{1}{2}$ ' West along said roadway center line 65.7 feet, more or less, to said point of beginning.

Except therefrom that portion lying within the right of way of Denver Avenue.

SUBJECT TO:

1. Any taxes for 1990-91 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
6. Easements, reservations and restrictions contained in Deed from George H. Burton, et ux., to E.W. McKean, dated July 8, 1940, recorded January 28, 1944 in Book 161 at page 573, Deed 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."

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 6th day of April, 1990.

The true and actual consideration for this conveyance is \$33,500.00. The foregoing recital of consideration is true as I verily believe.

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

By: *Curt R. Schnepf*
Curt R. Schnepf, Manager
Accounts Services

STATE OF OREGON)
) ss
County of Marion)

Before me, a notary public, personally appeared the above-named Curt R. Schnepf, 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 his voluntary act and deed.

Judy Williams
Notary Public for Oregon
My Commission expires: 05/22/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day
of April A.D., 19 90 at 4:07 o'clock P.M., and duly recorded in Vol. N90
of Deeds on Page 6516

FEE \$33.00

Evelyn Biehn, County Clerk

By *Pauline Muelendore*

Return: A.T.C.