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ASPEN 34802

C05697

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Patti A. Newell, wife, and Michael A. Newell, husband, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 17, 1985, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 33 of WEST PARK, 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 1990-91 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Sewer and water use charges, if any, due to the City of Klamath Falls.
4. Subject to a 16' utility easement along Easterly lot line as shown on dedicated plat.
5. Restrictions as contained in plat dedication, to wit: "Subject to building setbacks and regulations as set by the Zoning Ordinances of the City of Klamath Falls, Oregon and to utility easements as shown on the annexed plat."
6. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, dated September 10, 1956, recorded September 21, 1956 in Volume 286, page 611, Deed Records of Klamath County, Oregon.
7. Right of Way in favor of the California Oregon Power Company, a California corporation, as disclosed by instrument recorded in Volume 287, page 446, Deed Records of Klamath County, Oregon.

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 May, 1990.

90 MAY 9 AM 11 03

The true and actual consideration for this conveyance is \$48,000. The foregoing recital of consideration is true as I verily believe.

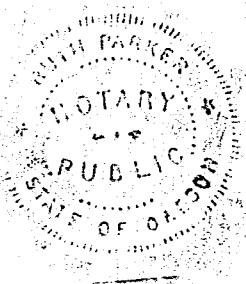
STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Curt R. Schnepf
Curt R. Schnepf
Accounts Services

STATE OF OREGON)
County of Marion) ss

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.

Ruth Parker
Notary Public for Oregon
My Commission expires: 2-11-94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of May A.D., 19 90 at 11:03 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 8697
Evelyn Blehn County Clerk
By Debbie M. Henderson

FEE \$33.00

Return: A.T.C.