

17194

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Robert W. Brooks, husband and Rosa E. Brooks, wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 31, 1985, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 24, Block 5, Tract No. 1025, WINCHESTER, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1990-91 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 9, 1971, Book M-71 page 9617.

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 5th day of July, 1990.

The true and actual consideration for this conveyance is \$36,000.00. 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 }

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.

AFTER RECORDING RETURN TO:
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

[Signature]
Notary Public for Oregon
My Commission expires: 05/22/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day of July A.D., 19 90 at 3:27 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 13358.

EVELYN BIEHN

County Clerk

By

FEE \$28.00

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