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#02035616

C07876

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Kurt L. Strop and Tammy Strop, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 23, 1986, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

A tract of land situated in Lot 11, Block 1, of Subdivision 2B "HOMEDALE" Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 59° 53' West 150.0 feet from the Southeast corner of said Lot 11, thence North 59° 53' West 75.0 feet along the North boundary of Leland Drive to an iron pin, thence North 12° 02' East 109.0 feet to an iron pin, thence South 62° 03' East 65.0 feet to an iron pin, thence South 07° 40' West 114.8 feet more or less to the point of beginning.

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
6. Right of Way to California-Oregon Power Company recorded June 23, 1930 in Volume 91, page 410, Deed Records of Klamath County, Oregon, as disclosed by Deed recorded in Volume M76, page 19945, Microfilm Records of Klamath County, Oregon.
7. Right of Way Easement, including the terms and provisions thereof, as disclosed by instrument recorded in Volume 100, page 493, Records of Klamath County, Oregon.
8. Agreement for encroachment, including the terms and provisions thereof: dated September 5, 1979; recorded November 14, 1979; volume M79, page 26813, Microfilm Records of Klamath County, Oregon; wherein Norman L. and Jacquelyn Karr, allows a 12" roof overhang to extend on their property, from the building owned by Don Kinsey, Verda Kinsey, Mary Bray and Dan Kinsey.

TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

79 SEP 20 AM 11 52

"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 19th day of September, 1990.

The true and actual consideration for this conveyance is \$23,000. 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

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.

Paul Darrin

Notary Public for Oregon

My Commission expires: 2-11-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 28th day
of _____ Sept. A.D., 19 90 at 11:52 o'clock _____ A.M., and duly recorded in Vol. M90
of _____ Deeds on Page 19639

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullendare

Return: ATC