

SPECIAL WARRANTY DEED

C07951

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Daren J. Moore and Kandy K. Moore, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 3, 1986, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 17, HAGER ACRES and ALSO one acre of ground, more or less, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian; thence East 460 feet; thence South 190 feet to the Northwesterly line of the O.C. & E. Railway right of way; thence Northwesterly along said right of way line to the place of beginning.

SAVING AND EXCEPTING THEREFROM that portion lying within the right of way of the O.C. & E. Railway.

SUBJECT TO:

1. Any taxes for 1990-91 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Conditions, restrictions as shown on the recorded plat of Hager Acres.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
5. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
6. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.

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 20th day of September, 1990.

1990 SEP 29 AM 11 52

19642

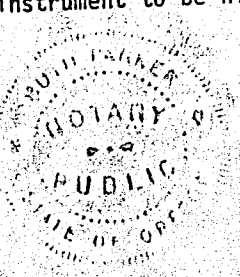
The true and actual consideration for this conveyance is \$23,000. The foregoing recital of consideration is true as I verily believe.

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

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

STATE OF OREGON)
) 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.



Quinn Parker
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 19641.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Muelendore

Return: ATC