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# 02035794  
SPECIAL WARRANTY DEEDVol. mg0 Page 24806

C22152

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Lawrence A. Scrivner, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 8, 1989, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lots 46 and 47, Block 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County of Klamath, State of Oregon. Together with the following described mobile home which is firmly affixed to the property: 1980, Camelot, 28 x 66, Serial # 9263.

## SUBJECT TO:

1. Any taxes for 1991-92 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations, including the terms and provisions thereof, contained in deed from United States of America to James F. Coburn, et al., dated June 8, 1959, recorded June 11, 1959 in Book 313 at page 275, Deed Records of Klamath County, Oregon, as follows: Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513).
4. Subject to the reservations as set forth in the dedication of First Addition to Klamath Forest Estates.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described.")
6. Subject to rules and regulations of Fire Patrol District.

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 11th day of December, 1990.

1990 DEC 14 AM 10 36

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The true and actual consideration for this conveyance is \$27,500.00. 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

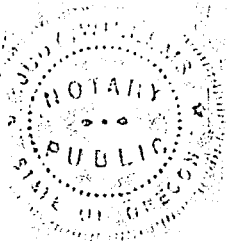
STATE OF OREGON

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.

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 14th day  
of Dec. A.D., 19 90 at 10:36 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 24806.

FEE \$33.00

Evelyn Biehn - County Clerk  
By Pauline Mulendore

Return: ATC