

28914

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C21952

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Gilda I. Dawley, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 27, 1989, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 1, Block 7, Tract No. 1025, WINCHESTER, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1991-92 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. 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 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winchester.
6. 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 29th day of April, 1991.

MAY 2 1991

The true and actual consideration for this conveyance is \$32,500.
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

[illegible]

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:

Klamath County Title co.
on this 2nd day of May A.D., 19 91
at 11:12 o'clock A M. and duly recorded
in Vol. M91 of Deeds Page 8202.
Evelyn Biehn County Clerk
By Pauline Muehlendorfer Deputy.

Fee, \$33.00

After recording please return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603