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C20654

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Robert Bruce Morris and Tammy Elaine Morris, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before May 18, 1988, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 17, Block 28, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. Tax Account No. 304806

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 and utility assessments of the City of Klamath Falls.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded May 26, 1913, Book 39, Page 376.

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 12th day of August, 1991.

The true and actual consideration for this conveyance is \$42,500.00.

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

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STATE OF OREGON)
) SS
County of Marion)

Before me, a notary public, personally appeared the above-named Curt R. Schnepp, 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:

After recording please return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

Aspen Title co.
on this 16th day of Aug. A.D., 19 91
at 10:58 o'clock A M. and duly recorded
in Vol. M91 of Deeds Page 16226
Evelyn Biehn County Clerk
By Roxanne Mullins
Deputy.
Fee, \$33.00