

46693

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Aspen Title #01038546

C09958

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Harold W. Grissom and Virginia R. Grissom, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 1, 1987, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

The S1/2 SE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, and the SE1/4 SE1/4; N1/2 SE1/4 and the NE1/4 of Section 28, Township 40 South, Range 12 East of the Willamette Meridian in the County of Klamath, State of Oregon.

Together with the following described mobile home which is firmly affixed to the property: 1980 KOZY, 24' x 56' -Serial Number ME 2917AB.

Tax Account Nos. 4012 00000 06500; 4012 02100 00600; M162686.

Excepting and reserving to itself, its successors, and assigns, all minerals, as defined in ORS 273.775(1), and including soil, clay, stone, sand and gravel and all geothermal resources, as defined in ORS 273.775(2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for and removing such minerals and geothermal resources; provided, however, that the rights hereby reserved to use the surface for any of the above activities shall be subordinate to that use of the surface of the premises deeded herein, or any part thereof, being made by the owner thereof on the date the State of Oregon leases its reserved minerals or geothermal resources; in the event of such use of the premises by a surface rights owner would be damaged by one or more of the activities described above then such owner shall be entitled to compensation from the State's lessee to the extent of the diminution in value of the surface rights owner's interest.

SUBJECT TO:

1. Any taxes for 1992-93 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 assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

5. An easement created by instrument, subject to the terms and provisions thereof: dated April 21, 1977; recorded April 27, 1977; Volume: M77, Page 7194, Microfilm Records of Klamath County, Oregon; in favor of Pacific Power & Light Company, a corporation; for 175 foot wide electric transmission line.
6. An easement created by instrument, subject to the terms and provisions thereof: dated September 9, 1980; recorded September 10, 1980; Volume M80, Page 17112, Microfilm Records of Klamath County, Oregon; in favor of Floyd B. Howe, Jr. and Ilene E. Howe; for the right to pass and repass over and upon the Southerly 40 feet of herein described property.
7. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

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 24th day of June, 1992.

The true and actual consideration for this conveyance is \$84,500.

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

Manager, Accounts Services

STATE OF OREGON       )  
                              ) SS  
County of Marion       )

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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 Daser*

Notary Public for Oregon

My Commission expires: 2-11-94

AFTER RECORDING, RETURN TO:

~~Aspen Title~~ *Mr. & Mrs. Harold Grissom*  
~~525 Main Street~~ *P.O. Box 26*  
~~Klamath Falls, OR 97601~~ *Malin, OR 97632*

STATE OF OREGON: COUNTY OF KLAMATH:   ss.

Filed for record at request of Aspen Title Co. the 25th day  
of June A.D., 1992 at 3:33 o'clock P M., and duly recorded in Vol. M92  
of Deeds on Page 13959.

Evelyn Biehn   County Clerk

FEE   \$40.00

By *Orville M. Anderson*