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After recording please return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
LN #0100443059

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C09229

SPECIAL WARRANTY DEED

MTC 27902-

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Robert D. Fish and Carol A. Fish, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 6, 1987, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

A portion of the SW ¼ SW ¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 30 feet North and 163.0 feet East of the Southwest corner of said Section 35; thence North and parallel with the West line of said Section, 148 feet; thence East and parallel with the South line of said Section, 60 feet; thence South and parallel with the West line of said Section, 148 feet; thence West and parallel to and 30 feet North of South line of said Section, 60 feet, more or less, to the point of beginning.

Tax Account No. R448064

SUBJECT TO:

1. Any taxes for 1992-93 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Reservations contained in Deed recorded June 3, 1938 in Book 116 at Page 53, Deed Records, as follows: "Saving and Excepting a right of way for existing irrigation ditches now on said premises."
5. 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."

16904

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 22nd day of July, 1992.

The true and actual consideration for this conveyance is \$40,000.00.
The foregoing recital of consideration is true as I verily believe.

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

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

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.

[Signature]
Notary Public for Oregon
My Commission expires: 02/11/94

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 30th day
of July A.D., 19 92 at 11:36 o'clock AM., and duly recorded in Vol. M92
of Deeds on Page 16903

FEE \$35.00

Evelyn Biehn - County Clerk
By [Signature]