

50584

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRSVol. 1992 Page 20923

## MTC 28019-LB SPECIAL WARRANTY DEED

Account Number C08299 87979	County Tax Account Number R448661
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The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Jeffrey F. Allred and Gail M. Allred, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 3, 1986, except as specifically set forth herein situated at 4646 Frieda, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Tract 77 Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 121 feet thereof.

## SUBJECT TO:

1. Any taxes for 1992-93 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Liens and assessments of Klamath Project and Enterprises Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Enterprise Irrigation District.
5. Rules, regulations and assessments of South Suburban Sanitary District.

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

## AFTER RECORDING RETURN TO:

Mountain Title Company  
222 South 6th Street  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address:

Jeffrey F. Allred  
4646 Frieda Avenue  
Klamath Falls, OR 97603

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## SPECIAL WARRANTY DEED (Continued)

Account Number C08299 87979	County Tax Account Number R448661
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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 the Oregon Department of Veterans' Affairs has caused these presents to be executed this September 9, 1992. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Curt R. Schnepf  
Curt R. Schnepf  
Manager, Accounts Services

STATE OF OREGON )

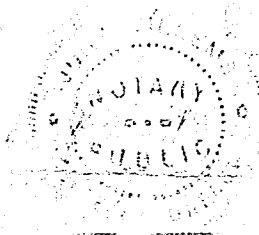
County of Marion ) ss

September 9, 1992

personally appeared the above-named Curt R. Schnepf and, being first duly sworn, did say that he is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Judy Williams  
Notary Public For Oregon

My Commission Expires: May 22, 1993



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day  
of September A.D., 19 92 at 11:43 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 20923

FEE \$35.00

EVELYN BIEHN County Clerk

By Dorothy J. Fitch

'92 SEP 14 AM 11 43