

54942

'92 DEC 9 AM 9 38

Vol. mg2 Page 29102OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

SPECIAL WARRANTY DEED

Account Number C02522	County Tax Account Number 001 R573579	MTZ 28904-HF
--------------------------	--	--------------

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Colin S. Pederson and Barbara A. Pederson, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 30, 1983, except as specifically set forth herein situated at 5379 Glenwood Drive, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 23, in Block 10, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1993-94 when due or payable.
2. Any Right of Redemption as Provided by Law.

The true and actual consideration for this conveyance is \$52,600.

AFTER RECORDING RETURN TO:

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

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

Colin S. Pederson
PO Box 1348
Oakridge, OR 97463

SPECIAL WARRANTY DEED (Continued)

Account Number C02522	County Tax Account Number 001 R573579
--------------------------	--

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 December 2, 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

)
) ss
)

County of Marion

December 2, 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:

Ruth Parker
Notary Public For Oregon

My Commission Expires: February 11, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day
of Dec. A.D., 19 92 at 9:38 o'clock AM., and duly recorded in Vol. M92,
of Deeds on Page 29102.

FEE \$35.00

Evelyn Biehn County Clerk

By Ruth Parker

12-9-92

NO RECORD Doc. #54943