

55652

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

'92 DEC 24 AM 10 36

Vol. m92 Page 30683ASPEN 01039063
SPECIAL WARRANTY DEED

Account Number C07370	County Tax Account Number 001 R409604 and 002 R409613
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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 Linda L. Oswald, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before June 18, 1986, except as specifically set forth herein situated at 836 North 2nd, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

A portion of Lots 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, Buena Vista Addition, to the City of Klamath Falls, Oregon; thence South 63°22-1/2' West along the Northerly line of said Lot 2, 44.75 feet to the Northwestern corner of said Lot 2; thence South 26°37-1/2' East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North 44°11-1/2' East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2, thence North 50°22-1/2' West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.

ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4 in Block 102 in Buena Vista Addition to the City of Klamath Falls.

SUBJECT TO:

1. Any taxes for 1993-94 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Covenants, conditions and restrictions as shown on the recorded plat of Buena Vista.

The true and actual consideration for this conveyance is \$24,039.47.

AFTER RECORDING RETURN TO:

LINDA L. OSWALD
Aspen Title 801 NASH Rd. #14
525 Main Street HOLLISTER, CA
Klamath Falls, OR 97601 95023

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

Linda L. Oswald
801 Nash Road, I 4
Hollister, CA 95023

SPECIAL WARRANTY DEED (Continued)

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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 December 22, 1992. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Curt R. SchnepfCurt R. Schnepf
Manager, Accounts Services

STATE OF OREGON

)

) ss

County of Marion

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December 22, 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 _____ the 24th day
of December A.D., 19 92 at 10:36 o'clock A. M., and duly recorded in Vol. M92
of Deeds on Page 30683

Evelyn Biehn, County Clerk

FEE \$35.00

By Ronald M. Muckelbauer