

## SPECIAL WARRANTY DEED

Account Number C06093 85773	County Tax Account Number R456358; R770641
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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 Carole Mae Reagle, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 31, 1985, except as specifically set forth herein situated at Route 2 Box 30, Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

A parcel of land situated in the E1/2 of the SE1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel being more particularly described as follows: Beginning at the one-quarter corner common to Sections 34 and 35, said corner being marked with a 1/2" rebar with the original scribed corner stone next to it from which a 13" Juniper bearing tree bears North 24° East 118.4 feet; and a 22" Juniper bearing tree bears South 69° West 205.00 feet; thence South 1° 14' 58" West 1000.00 feet, along the section line common to Sections 34 and 35, to a 1/2" rebar; thence North 89° 17' 58" West 903.27 feet, parallel to the East-West centerline of Section 34, to a 1/2" rebar on the Easterly right of way line of the Bly-Bonanza Cut-Off Road; thence Northerly along the Easterly right of way line of said road, to a 1/2" rebar on the East-West centerline of Section 34; thence South 89° 17' 58" East 1041.00 feet, along said East-West centerline of Section 34, to the place of beginning.

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775, (EXCEPT soil, clay, stone, sand, and gravel), and all geothermal resources, as defined in ORS 522.005 together with the right to make such use of the surface as may be reasonably necessary for, exploring for, mining, extracting, storing, drilling for, and removing such minerals, materials, and geothermal resources. In the event 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 real property, based on the actual use by the surface rights' owner at the time the State's lessee conducts any of the above activities.

## SUBJECT TO:

1. Any taxes for 1993-94 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Subject to rules and regulations of Fire Patrol District.

The true and actual consideration for this conveyance is \$80,000.00.

## AFTER RECORDING RETURN TO:

Carole Mae Reagle  
Route 2 Box 30  
Bonanza, OR 97623

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

Carole Mae Reagle  
Route 2 Box 30  
Bonanza, OR 97623

# 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 February 3, 1993. 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  
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February 3, 1993

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 \_\_\_\_\_  
of Feb. A.D., 19 93 at 2:12 o'clock P.M., and duly recorded in Vol. M93  
of Deeds on Page 3457

FEE \$35.00

Evelyn Biehn, County Clerk

By Doreen N. Nicks