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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS
65383

07-29-93P01:30 RCVD

SPECIAL WARRANTY DEED

Vol. m73 Page 18655

Account Number C06138	County Tax Account Number R562572
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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 Lance A. Barnes and Beverly J. Barnes, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before November 18, 1985, except as specifically set forth herein situated at 6320 Onyx Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 3 in Block 15 of Tract 1108, Seventh Addition To Sunset Village, 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.
3. Reservations and restrictions contained in the dedication of Seventh Addition To Sunset Village.
4. Declaration of Conditions and Restrictions for Seventh Addition To Sunset Village dated November 27, 1974, recorded November 27, 1974, Vol. M74 Page 15217, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$59,000.

AFTER RECORDING RETURN TO:

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

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

Lance A. Barnes
6320 Onyx Street
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED (Continued)

18656

Account Number
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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 July 28, 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

July 28, 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: Dwight S. 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
of July A.D., 19 93 at 1:30 o'clock P.M., and duly recorded in Vol. M93 day
of Deeds on Page 18655

FEE \$35.00

Evelyn Biehn - County Clerk

By Dwight S. Parker