

SPECIAL WARRANTY DEED

Account Number C21238	County Tax Account Number R602752 and OOR7860
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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 Robert D. Bramwell, Sr. and Mary A. Bramwell, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 28, 1988, except as specifically set forth herein situated at 10205 Highway 39, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

A tract of land situated in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

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.
4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
5. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes for penalties and interest.
6. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
7. Waiver of Riparian rights contained in Agreement between E. S. Phillips and United States of America, dated October 17, 1908, recorded October 19, 1908, in Book 25 at Page 158, Deed Records.

The true and actual consideration for this conveyance is \$95,000.

AFTER RECORDING RETURN TO:

Klamath First Federal
2943 South Sixth Street
Klamath Falls, OR 97603

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

Robert D. Bramwell
10205 Highway 39
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

20131

Account Number
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LEGAL DESCRIPTION:

Beginning at a point which is located North 00°18'20" East 415.91 feet from the West quarter corner of said Section 31; thence South 89°54'28" East 1660.00 feet, along an existing fence line and its extension; thence South 00°18'20" West, parallel with the West line of said Section 31, 300.00 feet; thence South 89°54'28" East 760 feet, more or less, to the Westerly meander line of Lost River, the above described line being that line as described in Deed Volume M-69 at page 10277, as recorded in the Klamath County Deed Records; thence Southwesterly, along the said Westerly meander line of Lost River, to a point in an existing fence line as described in Deed Volume 273 at page 206, of said Deed Records, said point bears South 89°56' East from a point which is North 865 feet (by said Deed Volume 273, page 206) from the Northwest corner of Government Lot 6 of said Section 6; thence North 89°56' West, along said fence line, to the West line of said Section 31; thence North 892.3 feet (by said Deed Volume 273, page 206) to the point of beginning.

EXCEPTING THEREFROM any portion lying within the rights of way of the Klamath Falls-Malin Highway (State Highway No. 39), the Burlington Northern Railroad (formerly Great Northern Railroad), and the U.S.R.S. drain ditch.

LESS AND EXCEPT the Northerly 10 acres of the property more particularly described as follows: Beginning at a point 413.8 feet North of the Northwest corner of Lot 6, Section 31, Township 39 South, Range 10 East of the Willamette Meridian; thence East 1823.2 feet to the meander line of Lost River; thence North 1° East 248 feet; thence North 24-1/2° East 242.5 feet along said meander line; thence West 1926.1 feet; thence South 468.4 feet to the place of beginning.

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 August 6, 1993. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Curt R. Schnepf

Manager, Accounts Services

STATE OF OREGON

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) ss

County of Marion

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August 6, 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:

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 Company the 12th day of August A.D. 19 93 at 11:42 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 20130

FEE \$35.00

Evelyn Biehn County Clerk

By