

69760

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATL 03040147

10-15-93/10:39 RCVD

Vol. m93 Page 26973

SPECIAL WARRANTY DEED

Account Number
C07887County Tax Account Number
R438495

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto James C. McClellan, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 17, 1986, except as specifically set forth herein situated at 2451 Berkley, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 4 and the Northerly 30 feet of Lot 5, Block 23, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$44,500.

AFTER RECORDING RETURN TO:

Aspen Title
525 Main Street
Klamath Falls, OR 97601

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

James C. McClellan
2451 Berkley
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

26974

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 October 12, 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

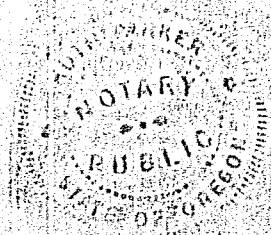
)
) ss
)

October 12, 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: [Signature]
Notary Public For Oregon

My Commission Expires: February 11, 1994



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 15th day
of Oct. A.D., 19 93 at 10:39 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 26973

FEE \$35.00

Evelyn Biehn - County Clerk

By [Signature]