

71610

11-22-93A 10:34 RCVD

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

Vol. 093 Page 30810

SPECIAL WARRANTY DEED

Account Number
C06748 86428

County Tax Account Number
OR96997

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Craig S. McGeary and Deborah McGeary, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 3, 1986, except as specifically set forth herein situated at 8080 Dehlinger Lane, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 8 in Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Lot River and in and to said water.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
6. Waiver of Riparian Rights executed by J.W. Bryant and Sarah U. Bryant, husband and wife, to The United States of America, dated July 7, 1905, recorded September 16, 1905, in Volume 18, page 327, Deed Records of Klamath County, Oregon.
7. Subject to the terms and provisions thereof as contained in Deed Volume 104, page 409, to wit: "Subject to reservations made by grantors' predecessors in interest for petroleum natural gas and mineral rights and affects only the fourteen acres off the Easterly side of said Lots 5 and 6 of Section 6 and all of Lot 8 in Section 7, Township 40 South, Range 10, East of the Willamette Meridian."

The true and actual consideration for this conveyance is \$97,053.00.

AFTER RECORDING RETURN TO:

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

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601-9982

Craig McGeary
8080 Dehlinger Lane
Klamath Falls, OR 97603

30811

SPECIAL WARRANTY DEED (Continued)

Account Number
C06748 86428County Tax Account Number
OR96997

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 November 4, 1993. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Joyce D. Emerson
Joyce D. Emerson
Production Coordinator

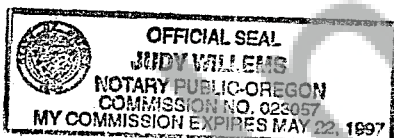
STATE OF OREGON

County of Marion

)
) ss.
)

On November 4, 1993

this instrument was acknowledged before me by the above-named Joyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of November A.D., 19 93 at 10:34 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 30810

FEE \$35.00

Evelyn Biehn County Clerk
By Ronette Mueller