

74979

SPECIAL WARRANTY DEED

Account Number C04118 83798	County Tax Account Number R448803
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The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Thomas P. Oden and Bernice G. Oden, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before January 10, 1985, except as specifically set forth herein situated at 1529 Hope Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 55, LEWIS TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
5. Reservations for drainage ditches, including the terms and provisions thereof, in Deed from Hattie V. Lewis, a widow, to Harold H. Kerfoot, et ux., acknowledged May 4, 1951, recorded May 5, 1951 in Volume 247 at page 88, Deed Records.

The true and actual consideration for this conveyance is \$37,000.00.

AFTER RECORDING RETURN TO:

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

Klamath County Title
PO Box 151
Klamath Falls, OR 97601

Thomas P. Oden
PO Box 1254
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

2646

Account Number
C04118 83798

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R448803

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this January 24, 1994. 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

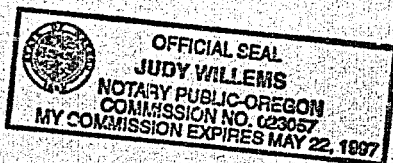
STATE OF OREGON

County of Marion

)
) ss.
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On January 24, 1994

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 Willem
Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title
of January A.D., 19 94 at 10:42 o'clock A.M., and duly recorded in Vol. M94 day
of Deeds on Page 2645

FEE \$35.00

Evelyn Biehn County Clerk
By [Signature]