

K-46487

SPECIAL WARRANTY DEEDAccount Number
C22116County Tax Account Number
OR92330

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto William J. Tjerrild and Karen R. Tjerrild, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 20, 1989, except as specifically set forth herein situated at 730 Old Midland Rd, Klamath Falls, OR 97601 in Klamath County, State of Oregon, to wit:

The W $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{4}$ Section 6, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion which lays within the boundary of Old Midland Road. TOGETHER WITH 14.5 acres of Water Rights secured by Certificate No. 46976.

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 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at Page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
6. 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.

The true and actual consideration for this conveyance is \$91,111.

AFTER RECORDING RETURN TO:

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

KLAMATH FIRST FEDERAL SAVINGS
2943 S SIXTH ST
KLAMATH FALLS OR 97603

WILLIAM J TJERRILD
730 OLD MIDLAND RD
KLAMATH FALLS OR 97601

0100443684

SPECIAL WARRANTY DEED (Continued)

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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 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 May 23, 1994. 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

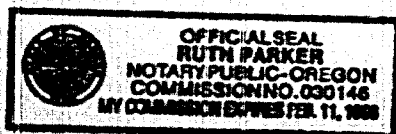
)
) ss.
)

On May 23, 1994

this instrument was acknowledged before me by the above-named Curt R. Schnepf, who personally appeared, 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:

Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 1st day
of June A.D., 19 94 at 3:23 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 17275.

FEE \$35.00

Evelyn Biehn . County Clerk

By Pauline Hillenlore