

MT 33190-4F

SPECIAL WARRANTY DEED

Account Number C05565	County Tax Account Number R497938 and OM60203
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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 Dean A. Flohr, a single man, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before August 14, 1985, except as specifically set forth herein situated at 7627 Highway 66, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A parcel of land in the NE1/4NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the North line of Section 23, at a point which is 77 feet West of the Northeast corner of said NE1/4 of NW1/4; thence West along said North line 264 feet; thence South and parallel with the East line of said NE1/4NW1/4 165 feet to that parcel deeded to Nellie A. Luttrell in M-72 at Page 117; thence East and parallel with the North line of the NE1/4NW1/4 to the beginning point of that parcel deeded in M-74 at Page 16319 to Charley R. Holliday and Evelyn K. Holliday; thence North to the true point of beginning.

TOGETHER WITH easement for ingress and egress appurtenant to the herein described property, more particularly described as follows:

Beginning at a point N89°31'24"W, 77.00 feet and S0°40'29"W 165.00 feet from the North 1/4 corner of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, to an iron pin which is the True Point of Beginning; thence Southerly 296.00 feet along the East boundary line of the parcel of land described in the deed to Charley R. Holliday, etux, recorded December 27, 1974 in Volume M74, Page 16318, to the Southeast corner of said parcel; thence Southwesterly along the South boundary of said parcel 32 feet to a point; thence Northerly and parallel to the East line of above mentioned parcel to a point on the North boundary line of said Holliday parcel, which lies 30 feet West of the True Point of Beginning; thence Easterly along said North line of Holliday parcel, 30 feet, more or less, to the True Point of Beginning.

Together with the following described mobile home which is firmly affixed to the property: 1978 HOMETTE 24 x 66 mobile home, serial number 03830268L.

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 the herein described premises lying within the boundaries of roads or highways.
4. Easement as disclosed by instrument: for electric poles and wire maintenance; granted to California Oregon Power Company; recorded March 20, 1926, Book 69 Page 383 (no exact location).

The true and actual consideration for this conveyance is \$36,500.

AFTER RECORDING RETURN TO AND Until a change is requested, all tax statements shall be sent to the following address:

Mountain View
100 South 6th Street
Klamath Falls, OR 97603

Dean A. Flohr 14000 Spring Lake Road
Klamath Falls OR 97601

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 August 3, 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

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) ss.
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On August 3, 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 Mountain Title Co the 8th day
of Aug A.D., 19 94 at 11:11 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 24319

FEE \$35.00

Evelyn Biehn - County Clerk
By Douglas M. Nickerson