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MTC# 749

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

09-01-5 A10:40 RCVD

Vol. m94 Page 27421

SPECIAL WARRANTY DEED

Account Number

C20526 90206

County Tax Account Number
R 300187

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto James L. Treasure and Cherice F. Treasure, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before April 7, 1988, except as specifically set forth herein situated at 238 Fulton, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 1, Block 114, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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. Conditions, restrictions as shown on the recorded plat of Buena Vista Addition to the City of Klamath Falls.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

The true and actual consideration for this conveyance is \$30,000.00.

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

James L. Treasure
238 Fulton
Klamath Falls, OR 97601

27422

SPECIAL WARRANTY DEED (Continued)

Account Number
C20526 90206County Tax Account Number
R3 00187

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 25, 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 Service

STATE OF OREGON

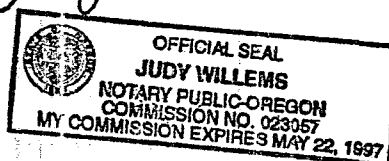
County of Marion

) ss.

On August 25, 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: Judy Willem
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH:) ss.

Filed for record at request of Mountain Title Co the 1st day
of Sept. A.D., 19 94 at 1:40 o'clock A.M. and duly recorded in Vol. M94
of Deeds on Page 27421

FEE \$35.00

Evlyn Blahn
By Pauline J. Nieldenore County Clerk