

**SPECIAL WARRANTY DEED**

Account Number C03729	County Tax Account Number R499552 and OM66430
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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 Jim F. Drake and Shirlie A. Drake, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 9, 1984, except as specifically set forth herein situated at 15320 Stagecoach Road, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 14, Block 1, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Together with the following described mobile home which is firmly affixed to the property: Year/1980, Make/New Moon, Serial Number/11809734, Size/14x60

**SUBJECT TO:**

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath River Acres.
4. Notice of proposed formation of Klamath River Acres Special Road District as set forth in County Commissioners Journal filed January 30, 1975.
5. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

The true and actual consideration for this conveyance is \$32,500.00.

**AFTER RECORDING RETURN TO:**

MR. JIM DRAKE  
15320 STAGECOACH ROAD  
KLAMATH FALLS, OR 97601

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

Jim F. Drake  
15320 Stagecoach 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 October 10, 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

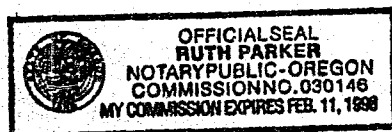
STATE OF OREGON )

County of Marion ) ss.

On October 10, 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: [Signature]  
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day  
of Oct A.D., 19 94 at 3:35 o'clock P.M. and duly recorded in Vol. M94  
of Deeds on Page 32015

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]