

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

SPECIAL WARRANTY DEED

Account Number
C03613 83293County Tax Account Number
R614749

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Paul D. Welch and Judy M. Welch, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 14, 1984, except as specifically set forth herein situated at 2524 Applegate, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 707, Block 129, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations, restrictions, and easements as contained in Deed from Klamath Corporation, recorded in Volume 99, page 555, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$31,000.00.

AFTER RECORDING RETURN TO:

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

Washington Mutual
PO Box 1300
Grants Pass, OR 97526-0106

Paul D. Welch
7600 Atlantic Avenue
White City, OR 97503

Account Number
C03613 83293

County Tax Account Number
R014749

SPECIAL WARRANTY DEED (Continued)

32681

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 March 30, 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

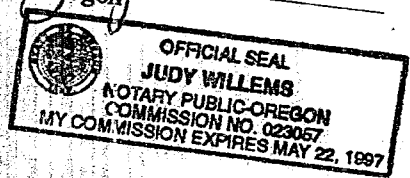
STATE OF OREGON

County of Marion

On March 30, 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 Washington Mutual
of Oct 19 94 at 11:38 o'clock AM, and duly recorded in Vol. M94 day
of Deeds on Page 32680
FEE \$35.00

Evelyn B. Lehn
By Evelyn B. Lehn County Clerk