

SPECIAL WARRANTY DEED

Account Number
C20492 90172County Tax Account Number
R554126

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Marsha Cole, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 25, 1988, except as specifically set forth herein situated at 4225 Summers Lane, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 12 of SUNRISE PARK, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Covenants, conditions and restrictions as shown on the recorded plat, to wit: "Hereby dedicate, donate and convey to the Public for public use forever the roads and irrigation laterals shown (→) and drains as indicated (---→) on SUNRISE PARK as platted hereon. Power line easement to California Oregon Power Company dated October 20, 1926 indicated on plat and this plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested shall always, at their own expense properly maintain and operate such systems. (2) That Klamath Irrigation District, its successors and assigns and The United States, person firm or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation and care of such irrigation system or for lack of sufficient water for irrigation, liability of the operators of Klamath Irrigation District being limited to furnishing water at established outlets in the U.S.R.S. lateral."
6. Subject to irrigation lateral over East lot line as shown on dedicated plat.

The true and actual consideration for this conveyance is \$38,000.00.

AFTER RECORDING RETURN TO:

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

MARSHA COLE
4225 SUMMERS LN
KLAMATH FALLS, OR
97603

Marsha Cole
4225 Summers Lane
Klamath Falls, OR 97603

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 21, 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

ss.

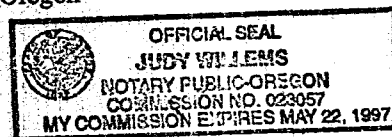
On October 21, 1994

County of Marion

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 Williams
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of Oct A.D. 19 94 at 3:19 o'clock P.M., and duly recorded in Vol. M94,
of Deeds on Page 33149.
FREE \$35.00
By Evelyn Biehn County Clerk
By Pauline Mullendore