

90379

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

10-31-94A 6:46 RCVD

Vol. 94 Page 33616

SPECIAL WARRANTY DEED

Account Number

C06407

County Tax Account Number

R568683

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Dennis F. Williams and Wanda L. Williams, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 23, 1935, except as specifically set forth herein situated at 4535 Bellm Drive, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 13 in Block 3, Tract No. 1085, Country Green 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. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Right of Way, including the terms and provisions thereof, by and between Burrell Short and Elizabeth Short, his wife, and the California-Oregon Power Company, a California corporation, dated March 3, 1932, recorded March 10, 1932, in Volume 97, Page 155, Deed Records of Klamath County, Oregon.
5. Right of way for transmission line, including the terms and provisions thereof, by and between Clarence J. Gober and Mary B. Gober, husband and wife, and the California Oregon Power Company, a California corporation, dated April 18, 1957, recorded May 2, 1957, in Volume 291, Page 438, Deed Records of Klamath County, Oregon.
6. Agreement, including the terms and provisions thereof, by and between Oregon Water Corporation and Henley Land Company, dated April 10, 1974, recorded May 2, 1974, in Volume M74 Page 5514, Deed Records of Klamath County, Oregon.
7. Easements and restrictions shown on the plat of Tract 1085, Country Green.
8. Declaration, including the terms and provisions thereof, executed by Henley Land Company, Inc., dated July 22, 1974, recorded July 30, 1974, in Volume M74 Page 9272, and amendment thereto recorded June 30, 1975, in Volume M75 Page 7360, Deed Records of Klamath County, Oregon.
9. Terms and provisions contained in Decree entered July 12, 1979, in Case No. 78-525E of the Circuit Court of the State of Oregon for Klamath County, Douglas S. Brush, Jr., et al., vs Henley Land Company, Inc., et al.

The true and actual consideration for this conveyance is \$32,000.00.

AFTER RECORDING RETURN TO:

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

Mountain Title
222 South 6th Street
Klamath Falls, OR 97601

Dennis F. Williams
PO Box 323
Arkansas City, KS 67005

Account Number
C06407

SPECIAL WARRANTY DEED (Continued)

County Tax Account Number
R568683

33617

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 27, 1994. The foregoing recital of consideration is true as I verily believe.

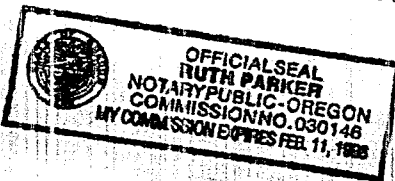
Director of Oregon Department of Veterans' Affairs
By Curt R. Schnepf
Curt R. Schnepf
Manager, Accounts Services

STATE OF OREGON
County of Marion

)
) ss.
)

On October 27, 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 KLANATH: ss.

Filed for record at request of Mountain Title Co
of Oct A.D., 19 94 at 9:46 o'clock A.M., and duly recorded in Vol. M94 day
of Dec on Page 33616
FEE \$35.00
By Evelyn Biehn County Clerk
Debra Millendore