

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

11-28-94P03-13 RCVD

K-46055

SPECIAL WARRANTY DEED

Account Number C08431 88111	County Tax Account Number R 373465
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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 Franklin Charles Borner, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before January 5, 1987, except as specifically set forth herein situated at 1966 Auburn, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

The Westerly 50.3 feet of Lots 1 and 2, Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon, 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 and restrictions in the dedication of Hot Springs Addition.

The true and actual consideration for this conveyance is \$54,000.

AFTER RECORDING RETURN TO:

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

Sue Borner
4749 Driftwood Drive
Klamath Falls, OR 97603

Sue Borner
4749 Driftwood Drive
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number C08431 83111	County Tr. Account Number R 373465
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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 November 23, 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)

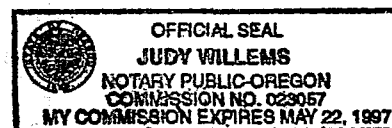
County of Marion)

) ss.

On November 23, 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 Klamath County Title Co the 28th day
of Nov A.D., 19 94 at 3:15 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 36230

FEE \$35.00

Evelyn Biehn, County Clerk
By Charles M. Nelson