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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

11-29-94A10:24 RCV

Vol. 94 Page 36279

SPECIAL WARRANTY DEED

Account Number
C09660County Tax Account Number
R551833

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Allen B. Titus and Valerie D. Titus, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 16, 1987, except as specifically set forth herein situated at 4516 Winter, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A tract of land in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East and West quarter line which lies North 88°57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and runs thence: continuing North 88°57' East along the East and West quarter line a distance of 135 feet to an iron pin; thence North 1°12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East and West quarter line a distance of 135 feet to a point; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning, being in the S1/2SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM any portion lying within Winter Avenue.

SUBJECT TO:

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M83 Page 8062, and as per Ordinance No. 30, recorded May 30, 1986 in Book M86 Page 9346.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof: recorded August 4, 1945, Book 178 Page 457.

The true and actual consideration for this conveyance is \$37,000.00.

AFTER RECORDING RETURN TO:

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

Allen B. Titus
4516 Winter
Klamath Falls, OR 97603

Allen B. Titus
4516 Winter
Klamath Falls, OR 97603

36280

SPECIAL WARRANTY DEED (Continued)

Account Number
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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 22, 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 22, 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 KLAMATH: ss.

Filed for record at request of Allen B. Titus
of Nov A.D., 19 94 at 10:24 o'clock AM., and duly recorded in Vol. M94
of Deeds on Page 36279

FEE \$35.00

Evelyn Biehn
By Maureen Mulleador County Clerk