## SPECIAL WARRANTY DEED

Account Number C20818

Caunty Tax Account Number R222707

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Robert E. Worthan, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 2, 1988, except as specifically set forth herein situated at 648 South Park Street, Chiloquin, Oregon 97624 in Klamath

Lots 54, 55 and , PONDEROSA PARK, in the County of Klamath, State of Oregon.

## SUBJECT TO:

Any taxes for 1995 96 when due or payable. 1.

Any Right of Redemption as Provided by Law. 3.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Irrigation District. 4.

Easement, including the terms and provisions thereof; granted to the City of Chiloquin; recorded January 21 1959, Book 309 Page 25; affects the back 7-1/2 feet of each lot.

Easement, including the terms and provisions thereof, as shown on the Dedication of Ponderosa Park: "subject to a 7-1/2 foot easement along the back of all lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings beging placed thereon at the risk of the owner."

The true and actual consideration for this conveyance is \$32,500.00.

AFTER RECORDING RETURN TO:

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

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

Robert E. Worthan 1102 Almeria Avenue Winters, CA 95694

Account Number C20818	County To: Account Number R222707	450
	I	

TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

TO THE PROPERTY SHO DEPARTMENT TO VERI LAWSUITS AGAINST FA	ILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS ATTON OF APPLICABLE LAND USE LAWS AND REGULATIONS. CCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE DULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING FY APPROVED USES AND TO DETERMINE ANY LIMITS ON ARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930." the Director of the Oregon Department of Veterans' Affairs has caused these February 27, 1995. The foregoing recital of consideration is true as I verily
	Director of Oregon Department of Veterans' Affairs
STATE OF OREGON  County of Marion	Production Coordinator )
this instrument was acknowledg	On February 27, 1995 ed before me by the above named Joyce D. Emerson, who personally worn, did say that she is duly authorized to sign the foregoing document on it of Veterans' Affairs by authority of its Director.
OFFICIAL SEAL MUTH FACE OF THE PROPERTY OF T	Notary Public For Oregon
STATE OF OREGON: COUNTY OF KL	AMATH: ss.
Filed for record at request of	Mountain Title Co the 28th day
FEE \$35.00	on Page 4502  Bernetha G. Letsch, County Clerk  By Queline Mullindare

Filed fo	r record at request of Feb	A.D., 19 95 at 144
FEE	\$35.00	Deeds on Page4502
		By Queline Mullindare