

95939

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

03-09-95A11-10 RCVD

Vol. 1495 Page 5247

## SPECIAL WARRANTY DEED

MTC 34817-DS

Account Number

C20537 90217

County Tax / Account Number

R716372

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Danny R. Allen and Cynthia L. Allen, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before April 13, 1988, except as specifically set forth herein situated at 4346 Ferrier Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lots 5, 6 and 7, Block 4, FAIRHAVEN HEIGHTS in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775, (EXCEPT soil, clay, stone, sand, and gravel), and all geothermal resources, as defined in ORS 522.005 together with the right to make such use of the surface as may be reasonably necessary for, exploring for, mining, extracting, storing, drilling for, and removing such minerals, materials, and geothermal resources. In the event the premises by a surface rights' owner would be damaged by one or more of the activities described above, then such owner shall be entitled to compensation from the State's lessee to the extent of the diminution in value of the real property, based on the actual use by the surface rights' owner at the time the State's lessee conducts any of the above activities.

## SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservation of all minerals, subject to the terms and provisions thereof contained in contract dated January 22, 1982 and recorded January 25, 1982 in Volume M82, Page 979, Microfilm Records of Klamath County, Oregon, from the State of Oregon, represented and acting by the Director of Veterans' Affairs.

The true and actual consideration for this conveyance is \$12,200.00.

AFTER RECORDING RETURN TO:

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

DANNY R. ALLEN  
RT. 2, BOX 138  
Bonanza, OR 97623

Danny R. Allen  
Route 2 Box 138  
Bonanza, OR 97623

## SPECIAL WARRANTY DEED (Continued)

Account Number  
C20537 90217County Tax Account Number  
R716372

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 March 2, 1995. 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.  
)

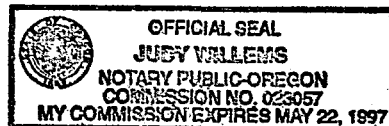
On March 2, 1995

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 Willem  
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day  
of March A.D., 1995 at 11:10 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 5247.

Bernetha G. Ietsch, County Clerk

By Synette Hesteg

FEE \$35.00

95940

3-9-95

NO RECORD