

SPECIAL WARRANTY DEED

Account Number C04250 83930	County Tax Account Number R516230
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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 C. J. Rogers and Betty M. Rogers, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before February 5, 1985, except as specifically set forth herein situated at 1736 Etna, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 14, Block 7, PLEASANT VIEW TRACTS, 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 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Reservations contained in instrument recorded December 6, 1941 in Volume 143, page 108, Deed Records of Klamath County, Oregon, to wit: "Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right of way to be for the benefit of the lands and premises adjoining the above described land."

The true and actual consideration for this conveyance is \$31,100.00.

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

Clarence J. Rogers
16940 Hwy. 140 E
Dairy, OR 97625

Clarence J. Rogers
16940 Hwy. 140 E
Dairy, OR 97625

SPECIAL WARRANTY DEED (Continued)

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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 March 14, 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

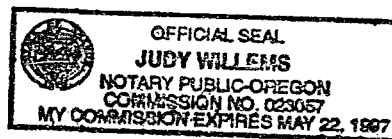
STATE OF OREGON)

County of Marion) ss.

On March 14, 1995

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 Clarence Rogers the 16th day
of March A.D., 19 95 at 2:18 o'clock P M., and duly recorded in Vol. 195
of Deeds on Page 5927

FEE \$35.00

By Bernetha G. Letsch Bernetha G. Letsch, County Clerk