

3541

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

07-28-95A10:44 RCVD

Vol. 195 Page 19754

ASPEN TITLE #01043251

**SPECIAL WARRANTY DEED**Account Number  
C06151 85831County Tax Account Number  
R614927

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Spencer E. Hogan and Jeanne D. Hogan, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before November 15, 1985, except as specifically set forth herein situated at 2455 Reclamation, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 725 in Block 129 of MILLS ADDITION to the City of Klamath Falls, 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.

The true and actual consideration for this conveyance is \$26,500.00.

**AFTER RECORDING RETURN TO:**

SPENCER & JEANNE HOGAN  
3939 REDONDO WAY  
KLAMATH FALLS, OREGON 97603

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

Spencer E. Hogan  
3939 Redondo Way  
Klamath Falls, OR 97603

## SPECIAL WARRANTY DEED (Continued)

Account Number  
C06151 85831County Tax Account Number  
R614927

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 July 24, 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.  
)

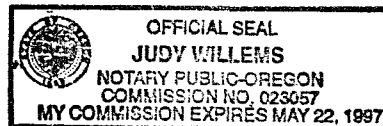
County of Marion

On July 24, 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 Aspen Title Company the 28th day  
of July A.D., 19 95 at 10:44 o'clock A. M., and duly recorded in Vol. M95,  
of Deeds on Page 19754.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller