

MT 36251-HF

SPECIAL WARRANTY DEED

Account Number C09273	County Tax Account Number R498116 and OM52953
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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 Bradley Alan Rhoades and Deborah Renee Rhoades, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 15, 1987, except as specifically set forth herein situated at 7917 Highway 66, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

A tract of land 330 feet North and South and 99 feet East and West, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the intersection with a line running North and South and distant 123.0 feet East of the West line of the NE1/4NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and the North line of the Klamath Falls, Keno Road (Ashland Highway); thence North and parallel with the West line of said NE1/4NW1/4 330.0 feet; thence Southwesterly on a line parallel with said Highway to intersection with a line parallel to the West line of NE1/4NW1/4, Section 23, and distant 24 feet East thereof; thence South along the said line to said Highway; thence Northeasterly along the North line of said Highway to the point of beginning.

Together with the following described mobile home which is firmly affixed to the property: 1977 Fleetwood, 24' x 64', Serial No. 3604BO306.

SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. An easement, including the terms and provisions thereof: dated January 18, 1926; recorded March 20, 1926, Book 69 Page 383; in favor of California Oregon Power Company; for transmission and distribution of electricity over the E1/2NW1/4 Section 23.
5. An easement, including the terms and provisions thereof: dated May 31, 1949; recorded June 3, 1949, Book 231 Page 459; in favor of California Oregon Power Company; for transmission and distribution of electricity over the herein described property only.
6. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

The true and actual consideration for this conveyance is \$35,000.00.

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

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

Bradley Rhoades
7917 Highway 66
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

26513

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 September 27, 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 September 27, 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:

Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day
of Sept A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 26512

FEE \$35.00

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

09-29-95P03:46 RCVD

Sept 29, 1995

#6956

No Record

Unofficial
Copy