

7025

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

10-02-95P03:48 RCVD

Vol. 95 Page 26642

ASPEN 03043446
SPECIAL WARRANTY DEED

Account Number C05464	County Tax Account Number R123379 and OM61890
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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 Jim Pacheco and Elizabeth K. Matlock, not as tenants in common but with full rights of survivorship, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 29, 1985, except as specifically set forth herein situated at 617-A Front Street, Merrill, Oregon 97633 in Klamath County, State of Oregon, to wit:

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point referred to a Point A in that Real Estate Contract recorded in Volume 357, Page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the 1/4 corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 274.00 feet to the true point of beginning of this description; thence North 296.00 feet to a point on the South right of way line of the Dallas-California Highway (Front Street); thence East, along said right of way line, 50.00 feet; thence South 448 feet; thence East 211.00 feet; thence South 268.03 feet to a 1/2 inch pin; thence continuing South 20 feet, more or less, to the Northerly bank of Lost River; thence Northwesterly, along said Northerly bank to a point that is South 5 feet, more or less of a 1/2 inch iron pin denoted as Point B, which is located North 79°02'00" West 153.81 feet from the previously mentioned 1/2 inch iron pin; thence continuing Westerly along said Northerly bank of Lost River to a point that is South 9 feet, more or less, of a 1/2 inch iron pin denoted as Point C, which is located West 117.44 feet from the above Point B; thence North 9 feet, more or less, to said Point C; thence continuing North 261.30 feet; thence North 20°24'19" East 21.34 feet; thence North 109.47 feet to the true point of beginning, with bearings based on Front Street as being East, Survey No. 3204.

Together with the following described mobile home, which is firmly affixed to the property: 1978 Broadmore 14 x 66 mobile home, Serial #K1DFL1A833132945.

SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

The true and actual consideration for this conveyance is \$29,300.00.

AFTER RECORDING RETURN TO:

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

~~Aspen Title~~
~~525 Main Street~~
~~Klamath Falls, OR 97601~~

Jim Pacheco
PO Box 939
Merrill, OR 97633

26643

SPECIAL WARRANTY DEED (Continued)

Account Number
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SUBJECT TO CONTINUED:

5. Any unpaid charges or assessments of Klamath Irrigation District.
6. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.
7. Right of Way for transmission and distribution of electricity deeded by William D. Deans and David J. Deans, both single men to The California Oregon Power Company, a California Corporation, dated March 26, 1932, recorded October 27, 1932 in Volume 99 of Page 152, records of Klamath County, Oregon.
8. Rights of Ingress and Egress as set out in Deed from William J. Dean and David J. Dean to City of Merrill, dated January 9, 1936 and recorded August 23, 1937 in Deed Volume 111, Page 362, records of Klamath County, Oregon.
9. Rights of Way, including the terms and provisions thereof, given by R.L. Dalton and Hazel B. Dalton, to The California Oregon Power Company, dated August 30, 1933 and recorded November 13, 1933 in Deed Volume 101, Page 614, records of Klamath County, Oregon.

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

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) ss.
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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: [Signature]
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of October A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 26642

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]