

10-05-95A11:17 RCVD

Aspen 05043665
SPECIAL WARRANTY DEED

Account Number C07061 86741	County Tax Account Number 0M53569; R462001; R603225
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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 Carla E. Morgado, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before April 21, 1986, except as specifically set forth herein situated at RR 1 Box 770C Haskins Road, Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

A portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and a portion of the W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southeasterly of Klamath Falls-Lakeview Highway in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING that portion lying within Haskins Road.

Together with the following described mobile home which is firmly affixed to the property: 1976 Camel 24 x 66 Serial No. 661PC70241K35709 X-133259

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. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. An easement created by instrument, including the terms and provisions thereof, Dated: May 10, 1949 Recorded: May 13, 1949 Volume: 231, page 185, Deed Records of Klamath County, Oregon In favor of: The California Oregon Power Company For: 10 foot wide electric transmission line
5. Road easement contained in Deed recorded April 1, 1970 in Volume M70, page 2580, Microfilm Records of Klamath County, Oregon, to wit: "subject to a 60 foot easement along the North line for ingress and egress 30 feet to be North of the North line and 30 feet to be South of the North line."

The true and actual consideration for this conveyance is \$40,000.00.

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

Carla E. Morgado
2457 Orchard Way
Klamath Falls, OR 97601

26941

SPECIAL WARRANTY DEED (Continued)

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 26, 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

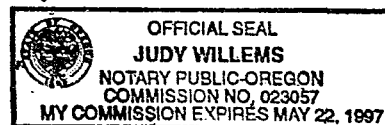
County of Marion

)
) ss.
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On September 26, 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 & Escrow the 5th day
of October A.D., 19 95 at 11:17 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 26940.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller