

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C08403	County Tax Account Number R492041 and R580268
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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 Fredrick August Schumann, Jr., grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 30, 1986, except as specifically set forth herein situated at 7941 Big Buck Lane, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

A parcel of land situated in the Section 30, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin, marking the Southeast corner of the NE1/4NW1/4 of said Section 30; thence along the South line of said NE1/4NW1/4, North 89°45'54" West 1100.18 feet to a 5/8 inch iron pin; thence North 48°50'01" East leaving said South line, 1451.52 feet to a 5/8 inch iron pin on the North-South center of Section line; thence along said North-South center of Section line South 00°26'44" East, 960.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$43,500.00.

AFTER RECORDING RETURN TO:

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

F. A. SCHUMANN, JR.
7941 BIG BUCK LANE
KLAMATH FALLS, OR 97601

F. A. SCHUMANN, JR.
7941 BIG BUCK LANE
KLAMATH FALLS, OR 97601

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SPECIAL WARRANTY DEED (Continued)

29566

Account Number C08403	County Tax Account Number R492041 and R580268
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Excepting and reserving to itself, its successors and assigns all minerals, as defined in ORS 273.775, 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 said premises lying within the limits of roads and highways.
4. Subject to a roadway easement 40.00 feet wide across property in question as disclosed by survey and application for title insurance in M-76 at page 16495, Microfilm Records.
5. An easement, including the terms and provisions thereof: recorded December 12, 1977, Book M-77 Page 24050; in favor of Charles W. Courtois and Alice F. Courtois; for ingress and egress; over a strip of land thirty feet in width for access to the herein described property.
6. An easement, including the terms and provisions thereof: dated March 14, 1980; recorded April 22, 1980, Book M-80, Page 7530; recorded August 20, 1980, Book M-80, Page 15781; in favor of adjoining property owners; for 30 foot roadway for ingress and egress to the SE1/4NW1/4.
7. Subject to rules and regulations of Fire Patrol District.

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 October 26, 1995. The foregoing recital of consideration is true as I verily believe.

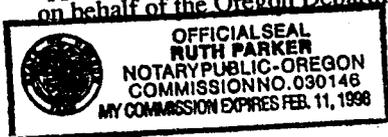
Director of Oregon Department of Veterans' Affairs

By Joyce D. Emerson
Joyce D. Emerson
Production Coordinator

STATE OF OREGON
County of Marion

)
) ss. On October 26, 1995
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this instrument was acknowledged before me by the above-named Joyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she 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

7114.W (10.05)
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of F.A. Schumann Jr. the 30th day
of October A.D., 19 95 at 11:48 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 29565.

Bernetha G. Letsch, County Clerk
By Annette Mueller

FEE \$35.00