

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ASPER 03043925
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C08949 88629	County Tax Account Number R499598; R499605; R499614; 0M58369
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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 Lauren M. Rainwater, Jr. and Phyllis E. Rainwater, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before April 15, 1987, except as specifically set forth herein situated at 15211 Stagecoach Road, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lots 15, 16 and 17, Block 4, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon. SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY PREVIOUSLY RELEASED FROM THE CONTRACT: Lot 17, KLAMATH RIVER ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath River Acres.
4. Notice of Proposed Formation of Klamath River Acres Special Road District, as set forth in instrument filed January 30, 1975 in County Commissioners Journal.

The true and actual consideration for this conveyance is \$32,101.00.

AFTER RECORDING RETURN TO:
LAUREN RAINWATER, JR
P.O. BOX 232
KENO, OR 97627
KLAMATH FALLS, OR 97601

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

LAUREN M. RAINWATER
PO BOX 232
KENO, OR 97627

32228

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 November 17, 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

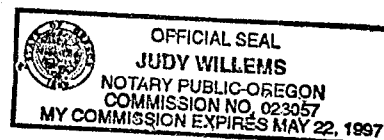
STATE OF OREGON)

County of Marion) ss.

On November 17, 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 Willemms
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of November A.D., 19 95 at 11:19 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 32227

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller