

96-01-22P03:55 RCVD

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC 36724DS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C08992 88672	County Tax Account Number R556810
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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 Dennis C. Corrigan and Carol M. Corrigan, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before April 28, 1987, except as specifically set forth herein situated at 4415 Blackberry Ct, Klamath Falls, OR 97603 in Klamath County, State of Oregon, to wit:

Lot 27, Block 13, Tract No. 1170, THIRD ADDITION TO THE MEADOWS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1996-97 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 Third Addition to The Meadows.
4. Regulations, including levies, assessments, drainage rights and easement as disclosed by Articles of Incorporation of The Meadows District Improvement Company recorded September 29, 1975 in Book M-75 at page 11801.

The true and actual consideration for this conveyance is \$43,550.00.

AFTER RECORDING RETURN TO:

3202 LaVerne
Klamath Falls OR 97603

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

DENNIS C CORRIGAN
4415 BLACKBERRY CT
KLAMATH FALLS OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number C08992 88672	County Tax Account Number R556810
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5. Agreement, including the terms and provisions thereof: Dated: April 13, 1976, Recorded: April 14, 1976, Book: M-76, Page: 5337, by and between: Donald L. Sloan and Hazel I. Sloan, et al., and Klamath Irrigation District, an Oregon Irrigation District, relating to drainage etc.
6. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
7. Subject to the right of redemption arising from a Decree of Foreclosure in Case Number 86-448CV in the Circuit Court of the State of Oregon for the County of Klamath. Said redemption period ends in accordance with ORS 23.560.

In the case of such redemption, seller shall refund buyer the purchase price, plus interest at the rate of 7.7 per cent per annum. This amount will be reduced by \$445 per month as a reasonable rental for the use of the property.

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 January 19, 1996. 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)

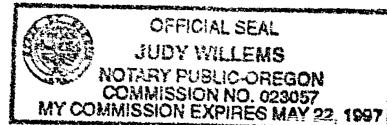
) ss.

County of Marion)

On January 19, 1996

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 Willes*
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of Jan A.D., 19 96 at 3:55 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 1866

FEE \$35.00

By *Bernetha G. Lutsch* Bernetha G. Lutsch, County Clerk
Lyndee Ellis

January 22, 1996

#12259

NO RECORD