

MTC 36950 DS

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

## SPECIAL WARRANTY DEED

Account Number C09971 89651	County Tax Account Number R301211
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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 Robert Jay Brazil, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before November 30, 1987, except as specifically set forth herein situated at 1405 Lookout Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 7, Block 12, FAIRVIEW ADDITION NO. 2, in the City of Klamath Falls, 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. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Conditions, restrictions as shown on the recorded plat of Fairview Addition No. 2.

The true and actual consideration for this conveyance is \$27,001.00.

## AFTER RECORDING RETURN TO:

MOUNTAIN TITLE COMPANY  
222 SOUTH 6TH ST.  
KLAMATH FALLS, OR 97601

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

ROBERT JAY BRAZIL  
1405 LOOKOUT ST.  
KLAMATH FALLS, OR 97601

## SPECIAL WARRANTY DEED (Continued)

Account Number C09971 89651	County Tax Account Number R301211
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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 January 22, 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.  
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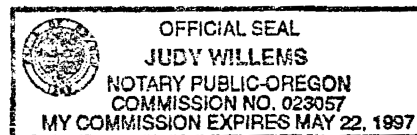
County of Marion

On January 22, 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 Willem  
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co the 25th day  
of Jan A.D., 19 96 at 11:05 o'clock A M., and duly recorded in Vol. M96,  
of Deeds on Page 2158.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Lyette Helms