

MTC 36939

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C21115	County Tax Account Number R622847 and OM39988
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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 Western Homes, Inc., grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 21, 1988, except as specifically set forth herein situated at 15531 Greenwing Loop, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 8, Block 29, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Together with the following described mobile home which is firmly affixed to the property: 1973 PARKWAY 24' x 56' Serial No. S3133

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 Fifth Addition to Klamath River Acres.

The true and actual consideration for this conveyance is \$27,500.00.

AFTER RECORDING RETURN TO:

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

MOUNTAIN TITLE
222 S 6TH ST
KLAMATH FALLS OR 97601

WESTERN HOMES INC
6707 S 6TH ST
KLAMATH FALLS OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number C21115	County Tax Account Number R622847 and OM39988
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SUBJECT TO (continued)

4. Easement, including the terms and provisions thereof:
 Recorded : August 10, 1933
 Book : 101
 Page : 331
 In Favor Of : California Oregon Power Company, a California Corporation
 For : Transmission and distribution of electricity
 Affects : Government Lot 4, 5 and 6, TWP 40 S., R 8 EWM.
 Power Line adjacent to Easterly line of the Keno-Dorris Highway.
5. 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 January 25, 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 25, 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: Ruth Parker
 Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co the 2nd day of Feb A.D., 19 96 at 11:42 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 3156

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Synille M. Latsch