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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

K-48433-G

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C03493	County Tax Account Number R583354
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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 Jerry M. Menestrina and Nancy K. Menestrina, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before August 20, 1984, except as specifically set forth herein situated at 5911 Henley Road, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A tract of land in the NW1/4 NW1/4 Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Commencing at the Southeast corner NE1/4 NW1/4 Section 25; thence South 89°33' West on the centerline of Henley Road, 2172.58 feet; thence North 0°39' East 30.01 to a point of beginning; thence North 0°39' East 563.83 feet to an iron pipe on Northwesterly boundary A-4-B lateral; thence North 51°28' East on said lateral 739.12 feet; thence South 89°58' West 1062.75 feet more or less to West boundary of Section 25; thence South 0°20' West along West boundary Section 25, 1027.46 feet to North boundary of Henley Road; thence North 89°33' East along said road 484.17 feet more or less to point of beginning.

The true and actual consideration for this conveyance is \$85,000.00.

AFTER RECORDING RETURN TO:

RAMON & LISA WEST
5911 HENLEY RD.
KLAMATH FALLS, OREGON 97603

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

SAME AS NOW LISTED

SPECIAL WARRANTY DEED (Continued)

Account Number C03493	County Tax Account Number R583354
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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 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.

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 March 15, 1996. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Cliff Jones
Cliff Jones
Manager, Loan Processing

STATE OF OREGON)

County of Marion)

) ss.

On March 15, 1996

this instrument was acknowledged before me by the above-named Cliff Jones, 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 Klamath County Title Company the 20th day of March A.D., 19 96 at 2:49 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 7579.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Cliff Jones