

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

K-48776
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C06797 86477	County Tax Account Number 0M67046; R131262
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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 C. Neal, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 3, 1986, except as specifically set forth herein situated at 42046 HC Paul Drive, La Pine, Oregon 97739 in Klamath County, State of Oregon, to wit:

Lot 4 in Block 4 of Dorreen Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the following described mobile home which is firmly affixed to the property: 1980 MONTIBELLO 23 x 56 mobile home, serial no. GDB0ID03803078AB

SUBJECT TO:

1. Any taxes for 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations and restrictions contained in the dedication of Dorreen Meadows as follows:
"Said plat subject to existing road easement as shown on annexed plat."
4. Building and use restrictions dated January 5, 1968, recorded February 6, 1968, in Volume M68 page 899, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$39,000.00.

AFTER RECORDING RETURN TO:

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

FIRST AMERICAN TITLE
PO BOX 323
BEND, OR 97709

ROBERT C. NEAL
HC 61 BOX 48
LA PINE, OR 97739

SPECIAL WARRANTY DEED (Continued)

10341

Account Number C06797 86477	County Tax Account Number 0M67046; R131262
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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 April 5, 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)

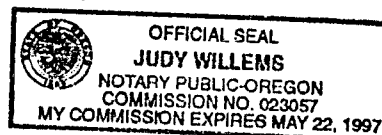
County of Marion)

) ss.

On April 5, 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 Willems*
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of April A.D., 19 96 at 3:06 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 10340

FEE \$35.00

By *Bernetha G. Letsch*
Bernetha G. Letsch, County Clerk