

17385

'96 MAY -2 P3:42

Vol. m96 Page 12632OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

K-49011

Account Number C20961 90641	County Tax Account Number R614302
--------------------------------	--------------------------------------

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Jerry L. Walls and Jeanna G. Walls, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before August 8, 1988, except as specifically set forth herein situated at 2320 Darrow, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 645, Block 119, MILLS ADDITION TO 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 Mills Addition.

The true and actual consideration for this conveyance is \$30,500.00.

**AFTER RECORDING RETURN TO:**JERRY L. WALLS  
2320 DARROW  
KLAMATH FALLS, OR 97601

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

JERRY L. WALLS  
2320 DARROW  
KLAMATH FALLS, OR 97601

954775

2114-W (10-95)

12633

## SPECIAL WARRANTY DEED (Continued)

Account Number C20961 90641	County Tax Account Number R614302
--------------------------------	--------------------------------------

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 12, 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

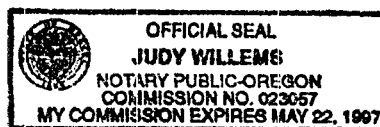
STATE OF OREGON )

County of Marion ) ss.

On April 12, 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 Klamath County Title Company the 2nd day  
of May A.D., 19 96 at 3:42 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 12632.

FEE \$35.00

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