

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

UTC 351607

(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

Account Number  
C05340 85020

County Tax Account Number  
R622749

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Jesse A. Patterson, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 12, 1985, except as specifically set forth herein situated at 15411 Greenwing Loop, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 12, Block 29, KLAMATH RIVER ACRES FIFTH ADDITION, 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. Subject to rules and regulations of Fire Patrol District.
4. Conditions, restrictions as shown on the recorded plat of Klamath River Acres Fifth Addition.

The true and actual consideration for this conveyance is \$15,000.00.

AFTER RECORDING RETURN TO:

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

AMERITILE L.W.  
222 S. SIXTH ST.  
KLAMATH FALLS, OR 97601

JESSE A. PATTERSON  
PO BOX 420  
KENO, OR 97627

**SPECIAL WARRANTY DEED (Continued)**

**13591**

Account Number <b>C05340 85020</b>	County Tax Account Number <b>R622749</b>
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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 May 8, 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

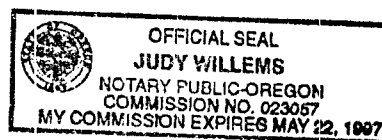
County of Marion

)  
) ss.  
)

On May 8, 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 Aneri Title  
of May A.D., 19 96 at 10:19 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 13590

FEE \$35.00

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