

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

K-49187
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C04382	County Tax Account Number R134090 and M727146
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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 Loeta Ray, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 13, 1985, except as specifically set forth herein situated at Mustang Lane, Jack Pine Village, Gilchrist, Oregon 97737 in Klamath County, State of Oregon; to wit:

Lot 7, Block 6, JACK PINE VILLAGE, in the County of Klamath, State of Oregon.

Together with the following described mobile home which is firmly affixed to the property: 1980 Waldon 25 x 64 mobile home - Serial Number 11810154.

SUBJECT TO:

1. Any taxes for 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. An easement created by instrument, including the terms and provisions thereof: in favor of Pacific Telephone and Telegraph Company; for transmission line; dated November 8, 1928; recorded December 26, 1928, Book 85, Page 65 and 66.
4. An easement created by instrument, including the terms and provisions thereof: in favor of Pacific Gas Transmission Company; for 100 foot wide gas pipe line; recorded September 26, 1960, Book 324, Page 292. Provisions of document recorded July 27, 1972, in Book M-72 at Page 8202 as to consent for road. Notice of location of said pipe line recorded September 28, 1961, in Book 332 at Page 580 and recorded January 17, 1979, in Book M-79 at Page 1279.

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The true and actual consideration for this conveyance is \$24,000.00.

AFTER RECORDING RETURN TO:

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

KEY TITLE
PO BOX 6178
BEND OR 97708-6178

LOETA RAY
HC 32 BOX 121
GILCHRIST OR 97737

SPECIAL WARRANTY DEED (Continued)

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SUBJECT TO (continued)

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Jack Pine Village.
6. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof: recorded May 23, 1969, Book M-69, Page 3870.
7. An easement created by instrument, including the terms and provisions thereof: in favor of Midstate Electric Cooperative; for construction and operation of electrical distribution line; dated May 19, 1969; recorded May 22, 1969, Book M-69, Page 3857.
8. An easement created by instrument, including the terms and provisions thereof: in favor of Midstate Electric Cooperative, Inc.; for electric transmission line; dated May 19, 1969; recorded May 27, 1969, Book M-69, Page 3955.
9. 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 June 7, 1996. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Joyce D. Emerson
Joyce D. Emerson
Production Coordinator

STATE OF OREGON)

County of Marion)

) ss.

On June 7, 1996

this instrument was acknowledged before me by the above-named Joyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me:

Scott Werdebaugh
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 12th day
of June A.D., 19 96 at 3:33 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 17423.

FEE \$35.00

By Bernetha G. Letsch, County Clerk