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Vol. 196 Page 19631

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC 380084 KR

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C05620 85300	County Tax Account Number R582266
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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 Kelly Wik, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before August 26, 1985, except as specifically set forth herein situated at 5742 Airway Dr., Klamath Falls, OR 97603 in Klamath County, State of Oregon, to wit:

A tract of land being Lot 5, Block 1, Tract 1111, a duly recorded plat, also being the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, LESS the following described portion: A tract of land situated in Lot 5, Block 1, Tract 1111, a duly recorded plat, also being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, all in Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the Southerly right of way line of Airway Drive, said iron pin being South 00°17'03" East a distance of 30.00 feet from the corner common to said Sections 23 and 24; thence North 89°39'09" West along said right of way line 141.67 feet; thence South 00°20'51" West 284.09 feet; thence North 87°57'36" East 132.72 feet; thence South 00°20'51" West 345.00 feet; thence East 191.96 feet to the Westerly right of way line 1-C-1 U.S.B.R. Drain; thence North 17°25'40" East along said Westerly right of way line 659.80 feet to the Southerly right of way line of said Airway Drive; thence South 89°05'04" West 376.77 feet to the point of beginning, with the bearings based on said Tract 1111.

The true and actual consideration for this conveyance is \$80,000.00.

AFTER RECORDING RETURN TO:

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

~~AMIRITILE~~ Kelly Wik
~~222 SOUTH 6TH ST~~ 12810 SE Salmon Ct.
~~KLAMATH FALLS OR 97603~~ Portland, OR
97233

KELLY WIK
12810 SE SALMON CT
PORTLAND OR 97233

SPECIAL WARRANTY DEED (Continued)

Account Number C05620 85300	County Tax Account Number 58266
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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.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. A 16 foot easement for irrigation and drain along Westerly lot line as shown on dedicated plat.
5. Subject to the terms and provisions of Acceptance of Terms and Conditions of Reclamation Extension Act recorded October 31, 1914 in Volume 42, Page 597, Deed Records of Klamath County, Oregon.
6. Reservations and restrictions as contained in plat dedication, to wit: "said plat being subject to: (1) Easements for public utilities, irrigation and drainage as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) No changes will be made in the present irrigation or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (3) Building setback lines as required by S. 2. 1 Zone, Klamath County Zoning Ordinance; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

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."

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SPECIAL WARRANTY DEED (Continued)

Account Number C05620 83300	County Tax / Account Number 3582266
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IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this June 26, 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

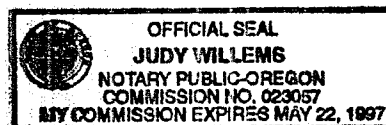
)
) ss.
)

County of Marion

On June 26, 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 Ameriti the 1st day
of July A.D., 1996 at 3:57 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 19631.

FEE: \$40.00

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