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OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

Account Number  
C22553

County Tax Account Number  
R137499 and R137523

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Richard S. Jordan and Bette J. Jordan, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before February 8, 1991, except as specifically set forth herein situated at Star Route 1, Box 1061, LaPine, Oregon 97739 in Klamath County, State of Oregon, to wit:

**PARCEL 1:**

A parcel of land situated in the W 1/2 of the SE 1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 89°46'39" East 662.79 feet to the true point of beginning; thence North 00°17'12" West 329.89 feet; thence East 662.39 feet; thence South 00°21'21" East 327.33 feet; thence South 89°46'39" West 662.79 feet to the point of beginning. (Bearings based on Survey #1829, filed with the Klamath County Engineer's office.)

The true and actual consideration for this conveyance is \$25,011.00.

**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

RICHARD S JORDAN  
PO BOX 161  
CHEMULT OR 97731

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**LEGAL DESCRIPTION (continued)****PARCEL 2:**

A parcel of land situated in the W 1/2 of the SE 1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon and being more particularly described as follows: Beginning at the South quarter corner of said Section 27; thence North 89°46'39" East 662.79 feet; thence North 00°17'12" West 329.89 feet to the true point of beginning; thence North 00°17'12" West 328.90 feet; thence East 661.99 feet; thence South 00°21'21" East 328.91 feet; thence West 662.39 feet to the point of beginning. (Bearings based on Survey #1829, filed with the Klamath County Engineer's office.)

Together with Water Rights Permit G-8653.

Excepting and reserving to itself, its successors and assigns all minerals, as defined in ORS 273.775, (INCLUDING soil, clay, stone, sand, and gravel), 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. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes for penalties and interest.
4. Subject to rules and regulations of Fire Patrol District.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. Conditions and Restrictions in Deed: recorded July 22, 1954, Book 268, Page 209.
7. Agreement, including the terms and provisions thereof: regarding mineral oil and gas rights; between Rollin E. Cook and Helen B. Cook, husband and wife; and Hardy G. Hand and Betty P. Hand, husband and wife; recorded July 22, 1954, Book 268, Page 209; which cites in part as follows: "...it is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."
8. Easement as disclosed by instrument: for 30 foot road easement along the West side; recorded November 19, 1979, Book M-79, Page 27153. (Affects Parcel 2)
9. Easement as disclosed by instrument: for 30 foot road easement along the West side; recorded November 19, 1979, Book M-79, Page 27154. (Affects Parcel 1)

## SPECIAL WARRANTY DEED (Continued)

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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 August 15, 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

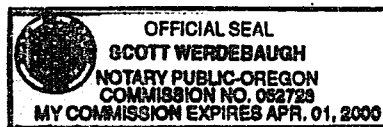
County of Marion

)  
) ss.  
)

On August 15, 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: Scott Werdebaugh  
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 21st day  
of August A.D., 19 96 at 11:28 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 25834.

FEE \$40.00

Bernetha G Letsch, County Clerk

By [Signature]