

24720

Vol. 196 Page 28432

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATC # 03044931
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C01775	County Tax Account Number R575979
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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 James L. Mulvey and Patricia J. Mulvey, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before August 10, 1983, except as specifically set forth herein situated at 5462 Eastwood Road, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 10, Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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.

TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

The true and actual consideration for this conveyance is \$53,605.00.

AFTER RECORDING RETURN TO:

~~ASPEN TITLE
525 MAIN STREET
KLAMATH FALLS, OR 97601~~

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

JAMES L. MULVEY
5524 WALTON DRIVE
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

28433

Account Number
C01775County Tax Account Number
R575979

"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 September 4, 1996. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Joyce D. Emerson

Production Coordinator

STATE OF OREGON

)

) ss.

County of Marion

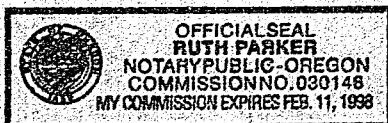
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On September 4, 1996

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:

Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of September A.D., 19 96 at 11:38 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 28432.

FEE \$35.00

Bernetha G Letsch, County Clerk

By