

Vol. m96 Page 28681

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATC # 05044981
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C01252	County Tax Account Number R779759 and R779768
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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 Clyde I. Magill and Loreen M. Magill, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before March 31, 1983, except as specifically set forth herein situated at 2129 Dover Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 36 and the East 60 feet of Lot 35, Block 3, RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 \$35,000.00.

AFTER RECORDING RETURN TO:

Wayne & Anne Birri
2129 Dover Ave.

~~XXXXXXXXXX~~ Klamath Falls, Or. 97601

X525 XMAIN STREET X

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

XXXXXXXXXXXXXXXXXXXX
PKB0X846XXXXXX
XGSRNXLXORX76X

Wayne & Anne Birri
2129 Dover Ave.
Klamath Falls, Or. 97601

SPECIAL WARRANTY DEED (Continued)

28682

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"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
Joyce D. Emerson
Production Coordinator

STATE OF OREGON

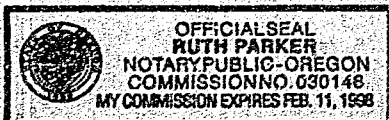
)
) ss.
)

County of Marion

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: [Signature]
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day
of September A.D., 19 96 at 11:06 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 28681

FEE \$35.00

Bernetha G Letsch, County Clerk
By [Signature]