

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATE #01045266
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number
C04448

County Tax Account Number
R482178

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Ronald Lee and Pamela Gayle Tompkins, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before March 19, 1985, except as specifically set forth herein situated at 2450 Garden Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 435, Block 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Mills Addition.

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 \$32,000.00.

AFTER RECORDING RETURN TO:

Ronald L. Tompkins
1331 McClellan Dr.
Klamath Falls, OR 97603

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

RONALD L. TOMPKINS
1331 MCCLELLAN DRIVE
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

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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 16, 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 September 16, 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: Ruth Parker
Notary Public For Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of Sept. A.D., 1996 at 11:22 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 29716

FEE \$35.00

Bernetha G. Letsch County Clerk

By Ruth Parker