

96 OCT 10 12:55

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATE # 01045234
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C04845 84525	County Tax Account Number R474016; R474025; R474034; OM62087; R770703; R609513
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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 Sally Stallings, Trustee of the Sally Stallings Trust U.T.A.D. November 2, 1990, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before May 2, 1985, except as specifically set forth herein situated at S 23 T 38S R 11E Klamath, Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 23, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with the following-described mobile home which is firmly affixed to the property: 1978 Homette 28 x 70 mobile home - Serial Number 03830378L.

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.

The true and actual consideration for this conveyance is \$95,000.00.

AFTER RECORDING RETURN TO:

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

Sally Stallings
P.O. Box 1646
Rogue River, OR 97537-1646

S. STALLINGS TRUST
PO BOX 1646
ROGUE RIVER, OR 97537

SPECIAL WARRANTY DEED (Continued)

Account Number C04845 84525	County Tax Account Number R 474016; R474025; R474034; 0M62037; R770703; R609513
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SUBJECT TO:

1. Any taxes for 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

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 October 4, 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)

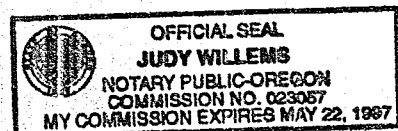
County of Marion) ss.

On October 4, 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 Aspen Title & Escrow the 10th day of October A.D., 19 96 at 2:55 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 32232.

FEE \$35.00

Bernetha G. Letsch County Clerk

By

Kathleen Ross