

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

Aspen # 03045189

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C22208	County Tax Account Number R512083
--------------------------	--------------------------------------

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Wes E. Cone and Kathe L. G. Cone, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before December 29, 1989, except as specifically set forth herein situated at 5206 Bryant, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 40, YALTA GARDENS, 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, assessments, water and irrigation rights and easements for ditches, and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.

The true and actual consideration for this conveyance is \$38,000.00.

AFTER RECORDING RETURN TO:

*Wes & Kathe Cone
P.O. Box 425
IRRIGON, OR 97844*

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

WES E. CONE
PO BOX 425
IRRIGON, OR 97844

SPECIAL WARRANTY DEED (Continued)

Account Number C22208	County Tax Account Number R512083
--------------------------	--------------------------------------

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 September 30, 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

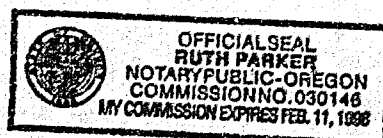
County of Marion

)
) ss.
)

On September 30, 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 November A.D., 19 96 at 10:59 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 35456

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]