

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC39867MS

(Reserved for Recording Purpose)

SPECIAL WARRANTY DEED

| | |
|--------------------------|--------------------------------------|
| Account Number C05951 | County Tax Account Number R548786 |
|--------------------------|--------------------------------------|

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto David M. Monaschein, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before October 11, 1985, except as specifically set forth herein situated at 5206 Walton Drive, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

The Southeasterly 5.75 feet of Tract 8 and the Northwesterly 97.50 feet of Tract 9, HOMEDALE, 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 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

The true and actual consideration for this conveyance is \$39,511.00.

AFTER RECORDING RETURN TO:

DAVID M. MONSCHEIN
5206 WALTON DRIVE
KLAMATH FALLS, OR 97603

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

DAVID M. MONSCHEIN
5206 WALTON DRIVE
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

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| Account Number C05951 | County Tax Account Number R548786 |
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SUBJECT TO (continued)

5. Reservations and recitals as shown in Deed from M. G. MacNevin, et ux, to Cliffory LeRoy Hanchett, et al, dated September 16, 1932, recorded September 16, 1932 in Volume 99 at Page 74, and in Deed from M. G. MacNevin, et ux, to M. M. Neely, dated October 14, 1930, recorded October 16, 1932 in Volume 92 at Page 67, all in Deed Records of Klamath County, Oregon.

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 December 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

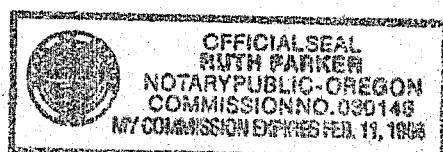
STATE OF OREGON)

County of Marion) ss.

On December 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: Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of December A.D. 19 96 at 11:23 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 38147

FEE \$35.00

Bernetha G. Letsch County Clerk

By Ruth Parker