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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C05338 85018	County Tax Account Number R430572
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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 Gene Arthur Cline, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before July 15, 1985, except as specifically set forth herein situated at 4987 Uhrman Road, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ which bears North 0°28' East a distance of 517.4 feet from the iron pin marking the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 89°32' West, at right angles to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 190.0 feet to a point; thence North 0°28' East a distance of 232.76 feet to a point; thence South 89°32' East a distance of 190.0 feet, more or less, to a point on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 0°28' West along said East line a distance of 232.76 feet to the point of beginning. TOGETHER WITH an easement for ingress and egress lying 10 feet 6 inches on each side of the following described centerline. Beginning at a point on the East line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which bears North 0°28' East a distance of 517.4 feet from the iron pin marking the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 89°32' West at right angles to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 190 feet to the true point of beginning; thence South 85°32' West a distance of 400 feet more or less to the Easterly boundary of Uhrmann Road.

The true and actual consideration for this conveyance is \$65,200.00.

AFTER RECORDING RETURN TO:

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

GENE A. CLINE
4841 LAVERNE STREET
KLAMATH FALLS, OR 97601

GENE A. CLINE
4841 LAVERNE ST.
KLAMATH FALLS, OR 97601

SPECIAL WARRANTY DEED (Continued)

Account Number C05338 85018	County Tax Account Number R430572
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SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of the herein described premises lying with the limits of streets, roads or highways.
4. Grant of Right of Way, including the terms and provisions thereof, Dated: October 27, 1960 Recorded: October 31, 1960 Volume: 325, page 122, Deed Records of Klamath County, Oregon In favor of: The California Oregon Power Company For: Pole and wire lines
5. Right of Way easement, including the terms and provisions thereof, Dated: September 13, 1966 Recorded: September 22, 1966 Volume: M66, page 9452, Microfilm Records of Klamath County, Oregon In favor of: Pacific Power & Light Company For: Electric transmission and distribution lines

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 January 24, 1997. 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

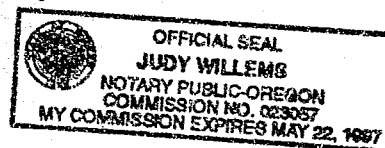
STATE OF OREGON)

County of Marion) ss.

On January 24, 1997

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 29th day
of January A.D., 19 97 at 10:48 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 2591

FEE \$35.00

by Bernie G. Letsch, County Clerk
Kathleen Ross