

32492

97 FEB -6 P3:43

Vol. 1197 Page 3761

MTC 40176 MS

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number
C20903County Tax Account Number
OR94748

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Gene A. Richardson and Carrie L. Richardson, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before August 3, 1988, except as specifically set forth herein situated at 1909 Lower Klamath Lake Road, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

A portion of Lot 2, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe at the quarter section corner common to Sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian; thence South 0°6-1/4' West along the Westerly line of Lot 2 in said Section 28, 859.4 feet to a point; thence South 89°28' East 483.8 feet to an iron pin and the true point of beginning of this description; thence East 328.2 feet to an iron pin; thence South 0°06' West 771.5 feet to an iron pin reference monument; thence South 0°06' West 30.9 feet to the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence following the centerline of said County Road North 69°35' West 352.6 feet to a point; thence leaving the centerline of said County Road, North 0°18-3/4' East 679.6 feet more or less to the true point of beginning.

The true and actual consideration for this conveyance is \$59,601.00.

AFTER RECORDING RETURN TO:

AMERITITLE
222 SOUTH 6TH STREET
KLAMATH FALLS, OR 97601

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

GENE A. RICHARDSON
1909 LOWER KLAMATH LAKE
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number
C20903County Tax Account Number
OR94748

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 within the limits of streets, roads or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Drainage District.
6. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

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 February 3, 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

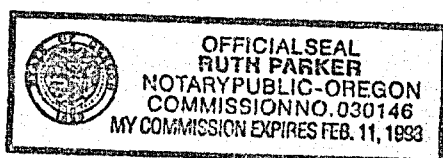
STATE OF OREGON

County of Marion

)
) ss.
)

On February 3, 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 Ruth Parker
Notary Public For Oregon

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of February A.D., 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 3761

FEE \$35.00

by Bernetha G. Letsch County Clerk
Ruth Parker