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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTZ 40241-MS
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number
C22475

County Tax Account Number
R462181 and R587653

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Giovanni Mangione and Linda M. Mangione, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before August 16, 1990, except as specifically set forth herein situated at 6620 Happy Hollow Lane, Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

The SW 1/4 SW 1/4 SW 1/4 of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH easements across the following described parcels:

An easement across the East 30 feet of the SW 1/4 SW 1/4 NW 1/4, recorded February 23, 1971 in Book M-71 at Page 1527, an easement across the East 30 feet and the North 60 feet of the NW 1/4 SW 1/4 SW 1/4.

ALSO an easement across the East 30 feet of the following property:

The NW 1/4 NW 1/4 SW 1/4, the NW 1/4 SW 1/4 SW 1/4, and that portion of the SW 1/4 NW 1/4 SW 1/4 lying West of a line: Beginning at the Northeast corner of said subdivision; thence South 24°30' West, 160.48 feet; thence South 05°19' West, 216.42 feet; thence South 17°19' East, 237.16

The true and actual consideration for this conveyance is \$70,000.00.

AFTER RECORDING RETURN TO:

GIOVANNI MANGIONE
1453 Esplanade
KLAMATH FALLS, OR 97601

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

GIOVANNI MANGIONE
PO BOX 445
BONANZA, OR 97623

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R462181 and R587653**LEGAL DESCRIPTION (continued)**

feet; thence South 16°10' East, 75.16 feet, more or less, to the Southeast corner of said subdivision, all in Section 8, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, recorded November 8, 1971 in Book M-71 at Page 11691.

ALSO a 60 foot right of way along the North boundary and a 30 foot right of way along the East boundary and a 30 foot equalateral triangle right of way attached to the Northeast corner of said rights of way, in Section 8, Township 38 South, Range 11 East of the Willamette Meridian, recorded in Book M-72 at Page 1822.

ALSO an easement across the West 60 feet of the NE 1/4 NE 1/4 lying South of State Highway No. 140; the North 30 feet of the SE 1/4 NE 1/4; and that portion of said SE 1/4 NE 1/4 beginning on the East line thereof 60 feet South of the Northeast corner; thence North 30 feet; thence West parallel with North line, 120 feet; thence Southeasterly to point of beginning, all in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, recorded November 8, 1971 in Book M-71 at Page 11639.

AND ALSO an easement across the Southerly 30 feet of the NE 1/4 NE 1/4 Section 7, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, recorded August 30, 1971 in Book M-71 at Page 9163.

ALSO an easement across the following: Beginning at the Southwest corner of the NW 1/4 NW 1/4, Section 8, Township 38 South, Range 11 East of the Willamette Meridian; thence Northerly along the section line a distance of 30 feet; thence Southeasterly to a point on the Southerly line of the NW 1/4 NW 1/4 of said Section 8, which lies 200 feet Easterly of the Southwest corner of the NW 1/4 NW 1/4 of said Section 8; thence 200 feet Westerly to the point of beginning, recorded August 30, 1971 in Book M-71 at Page 9163.

Excepting and reserving to itself, its successors and assigns all minerals, as defined in ORS 273.775, (INCLUDING soil, clay, stone, sand, and gravel), 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.

SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Subject to rules and regulations of Fire Patrol District.
4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
5. As disclosed by the tax roll the premises herein described have been zoned or classified for forest land use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
6. Easement, including the terms and provisions thereof: dated February 1, 1971; recorded March 26, 1975, Book M-75 Page 3343; in favor of Benjamin D. Morrison and Martha D. Morrison; for right of way; affects 30 foot easement along the East boundary.

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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 18, 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)

) ss.

On February 18, 1997

County of Marion)

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:

Filed for record at request of Ameri title the 20th day
of February A.D. 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 5090

Bernetha G. Letsch, County Clerk

by Kathleen Rossi

FEE \$40.00