

91 MAY 27 11:32

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC 41363-LW

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C05807 85487	County Tax Account Number R245719; R245737; 0M60052
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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 K. Michael Ziegler, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before October 2, 1985, except as specifically set forth herein situated at 34391 Cloutier, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

Lots 3 and 4, Block 29, TRACT NO. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the following-described mobile home which is firmly affixed to the property: 1978 HOMEST 24 x 56 mobile home, serial number 03910227M, License number X-151929

SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

The true and actual consideration for this conveyance is \$29,000.00.

AFTER RECORDING RETURN TO:

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

AMERITITLE K. MICHAEL ZIEGLER
222 S. 6TH STREET 27600 HWY 97N
KLAMATH FALLS, OR 97601
CHILQUIN, OR 97624

K. MICHAEL ZIEGLER
34391 CLOUTIER 27600 HWY 97N
CHILOQUIN, OR 97624

SPECIAL WARRANTY DEED (Continued)

Account Number
C05867 85487County Tax Account Number
R245719; R245737; UMR0052

SUBJECT TO: (continued)

4. Reservations and restrictions as recorded in Volume M77, page 22105, Microfilm Records of Klamath County, Oregon and amended by instrument recorded in Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
5. Assessments of Oregon Shores Recreational Club, Inc., as disclosed by reservations recorded in Volume M78, page 2676, Microfilm Records of Klamath County, Oregon.
6. Restrictions and reservations as shown on dedicated plat, as follows: "Hereby dedicated, donated and convey to the public use forever, all streets, as shown on the annexed map. Said plat subject to: (1) Building setbacks as pertain to the RD-10,000 zone as now in effect. (2) Drainage, public utilities and TV easements as shown on the annexed plat. (3) All streets to be maintained by the lot owners within this subdivision. (4) Additional restrictions or conditions as provided for in any recorded protective covenants or homeowners association documents."

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 May 22, 1997. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Curt R. Schnupp
Curt R. Schnupp
Manager, Accounts Services

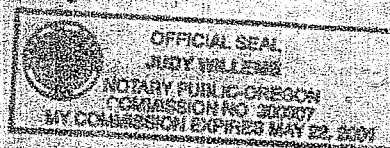
STATE OF OREGON)

County of Marion) ss.

On May 22, 1997

this instrument was acknowledged before me by the above-named Curt R. Schnupp, 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 Americita the 27th day
of May A.D., 19 97 at 12:20 o'clock A. M. and duly recorded in Vol. 1197
of Deeds on Page 15980

FEE \$35.00

Bertha G. Letch, County Clerk
By Rodden Rose