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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTCA 42382-KA
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C21235	County Tax Account Number OR98744 and OM43535
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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 Charlene S. Grubb, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before October 26, 1988, except as specifically set forth herein situated at 16373 Cheyne Road, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

A tract of land situated in the W1/2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the West line of said Section 20, from which the Northwest corner of said Section 20, as marked by a 5/8" iron pin, bears Northerly 1835.80 feet; thence East 30 feet, more or less, to a 5/8" iron pin on the Easterly right of way line of Cheyne Road; thence East 917.5 feet, more or less, to a 5/8" iron pin on the Southwesterly right of way line of the Southern Pacific Railroad; thence Southeasterly along said right of way 979 feet, more or less, to the centerline of the USBR No. 5, (Henley) Drain as shown on the USRS, Klamath Project right of way Map No. 12-201-1325; thence Westerly along said centerline 1678 feet, more or less, to the West line of said Section 20; thence Northerly 264.33 feet to the point of beginning.

Together with the following described mobile home which is firmly affixed to the property: 1969 Marlette 12' x 58-1/2' Serial No. H12260FK4T90764.

The true and actual consideration for this conveyance is \$55,000.00.

AFTER RECORDING RETURN TO:

CHARLENE GRUBB
422 Camino Perrillo
Arroyo Grande, CA 93420

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

CHARLENE S. GRUBB
16373 CHEYNE ROAD
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

37353

Account Number
C21235County Tax Account Number
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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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at Page 6187 as "Notice to persons intending to Plat Land within the Klamath Basin Improvement District."
5. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
6. Right of way, including the terms and provisions thereof, given by Sophia S. Henley, a widow, to Modoc Northern Railway Company, dated November 12, 1910, recorded December 9, 1910 in Book 30 at Page 478, Deed Records.
7. Right of way, including the terms and provisions thereof, given by Horace G. Wilson, et ux., to Modoc Northern Railway Company, dated December 15, 1910, recorded January 5, 1911 in Book 30 at Page 559, Deed Records.
8. Easement, including the terms and provisions thereof, to The Pacific Power Company, all in Deed Records of Klamath County, Oregon, as follows: (1) dated June 20, 1929, recorded July 1, 1929 in Book 87 Page 413; (2) dated November 7, 1938, recorded November 18, 1938 in Book 118 Page 545.
9. Easement and right of way, including the terms and provisions thereof: granted to Pacific Power & Light Company; recorded October 5, 1964, Book 356 Page 487.
10. Reservations and restrictions, including the terms and provisions thereof, in right of way easement, recorded January 12, 1966 in Book M-66 at Page 334, for electric transmission and distribution line, and are necessary or desirable appurtenances. Rerecorded in Book M-66 at Page 1257.
11. Easement, including the terms and provisions thereof: for right of way easement 175 feet in width for an electric transmission line, granted to Pacific Power & Light Company, a corporation; dated May 31, 1979; recorded June 4, 1979, Book M-79 Page 12794.

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."

37354

SPECIAL WARRANTY DEED (Continued)

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OR98744 and OM43535

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this November 6, 1997. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Joyce D. Emerson
Joyce D. Emerson
Production Coordinator

STATE OF OREGON

County of Marion

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) ss.
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On November 6, 1997

this instrument was acknowledged before me by the above-named Joyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she 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 _____ Assessor title _____ the 12th day
of November A.D. 19 97 at 11:11 o'clock A. M. and duly recorded in Vol. M97
of Deeds on Page 37352

FEE \$40.00

By Bernetha G. Letsch County Clerk
Kathleen Ross