

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C21338	County Tax Account Number R696660 and R321627
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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 Loren W. Little and Laura E. Little, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before December 6, 1988, except as specifically set forth herein situated at HC 30 Box 21-C, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

PARCEL 1:

Government lots 2 and 7, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

These parts of Lots 1 and 8, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, lying West of the right of way of Southern Pacific Railroad and South of the right of way of the public road built by the Indian Agency along the North boundary of said Lot 1, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$93,000.00.

AFTER RECORDING RETURN TO:

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

LOREN W. LITTLE
28888 HIGHWAY 97 NORTH
CHILOQUIN, OR 97624

LOREN W. LITTLE
28888 HIGHWAY 97 NORTH
CHILOQUIN, OR 97624

SPECIAL WARRANTY DEED (Continued)

Account Number C21338	County Tax Account Number R696660 and R321627
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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 Modoc Point Irrigation District.
4. The right of the public in and to that portion of the above property lying within the limits of roads and highways.
5. Reservations, included in Land Status Reports recorded September 18, 1958 in Book 303 at Page 512, and recorded September 24, 1958 in Book 304 Page 64, Deed Records, as follows: "The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads, and pipelines, and for any other easements or rights of way of record, and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve same..."

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 8, 1998. 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

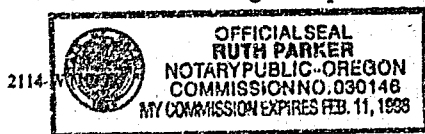
STATE OF OREGON)

County of Marion)

) ss.

On January 8, 1998

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 Loren W. Little the 13th day
of January A.D., 19 98 at 3:57 o'clock PM., and duly recorded in Vol. M98,
of Deeds on Page 1086

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross