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Vol. m98 Page 40217

ATC# 2615

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED	
ODVA Account Number C20805	Tax Account Number OM43438 AND OM52999 AND R408053

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 5, 1988, in the Face Value of \$65,000.00 and recorded on July 6, 1988, in Vol. M88 Page 10551, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans Affairs, grantor, conveys and specially warrants unto Jeff D. Wessel, And Billi R. Wessel, Husband And Wife, grantee(s), all of the STATE OF OREGON's right title and interest to the following-described real property free of encumbrances created or suffered by the grantor on or before July 5, 1988, except as specifically set forth herein situated at SEC7 TWP37S RG1SE HWY 14, Bly, Oregon 97622 in Klamath County, State of Oregon, to wit:

The SE 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom any portion lying within the Lakeview Highway.

Together with the following described mobile homes which are firmly affixed to the property: 1973 Kirkwood, 14'x61', Serial No. GC65F2DSM1183971 and 1976 Prestige, 23'x60', Serial No. 5254162UX.

AFTER RECORDING RETURN TO:

ASPEN TITLE
525 MAIN STREET
KLAMATH FALLS OR 97601

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

JEFF D. WESSEL
PO BOX 162
BLY OR 97622

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(Page 1 of 2)

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775, (Excepting 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 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Right of Way, including the terms and provisions thereof, given by Helen M. Davis, et al, to The California Oregon Power Company, dated October 16, 1959, and recorded October 29, 1959 in Deed Volume 316 Page 666, records of Klamath County, Oregon.
4. Right of Way, including the terms and provisions thereof by Douglas R. Reid, Jr. and E. Rose Reid, to Pacific Power & Light Company, dated August 30, 1978, and recorded December 6, 1978, in M-78 on Page 27526, records of Klamath County, Oregon.

"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 State of Oregon, represented and acting by the Director of the Oregon Department of Veterans' Affairs, has caused these presents to be executed August 17, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

By: Curt R. Schnepf
Curt R. Schnepf, Manager, Accounts Services

STATE OF OREGON)
) Ss.
County of Marion)

On August 17, 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 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 Aspen Title & Escrow the 3rd day
of November A.D., 19 98 at 11:18 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 40217.

FEE \$35.00

By Bernetha G. Letsch, County Clerk