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'98 NOV -4 P2:11

Vol. M98 Page 40407

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C22529	R500773 AND OM33298

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 3, 1990, in the Face Value of \$37,000.00 and recorded on December 4, 1990, in Vol. M90 Page 24011, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Wayne T. Kinnan, 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 December 3, 1990, except as specifically set forth herein situated at 10990 Morgan Way, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 1 in Block 27 of Third Addition to Klamath River Acres, together with an undivided interest in Lot 10, Block 27, designated as a marina for launching and docking boats, 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: 1972 Pacifica 24' x 56' HT, Serial #12607.

AFTER RECORDING RETURN TO:

WAYNE T. KINNAN
PO BOX 884
KENO OR 97627

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

WAYNE T. KINNAN
PO BOX 884
KENO OR 97627

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(Page 1 of 2)

40408

ODVA Account Number

C22529

SUBJECT TO:

1. Any taxes for 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Klamath River.
5. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
6. Right of Way, including the terms and provisions thereof, given by Ira Hansen and Hopy Hansen, husband and wife, to The Pacific Telephone and Telegraph Company, dated April 28, 1913, recorded June 5, 1913, in Volume 39 Page 320, Deed Records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, given to the California Oregon Power Company from L.E. Way, et al., dated March 27, 1926, recorded June 29, 1927, in Volume 76 Page 631, Deed Records of Klamath County, Oregon.
8. Reservations and restrictions contained in the dedication of Tract 1004 Third Addition to Klamath River Acres.

"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 October 27, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS -- Lender

By: Joyce Emerson
Joyce Emerson, Production Coordinator

STATE OF OREGON)

County of Marion)

) Ss.

On October 27, 1998,

this instrument was acknowledged before me by the above-named Joyce Emerson, who personally appeared, and, being first duly sworn, did say that she 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 Wayne T. Kinnan the 4th day
of November A.D., 19 98 at 2:11 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 40407.

FEE \$35.00

By Bernetha G. Letsch, County Clerk