



MTC 46049128
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C21792	R206501 R206539 R210694 R210649 R210658

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 1, 1989, in the Face Value of \$320,000.00 and recorded on July 5, 1989, in Vol. M89 Page 12133, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Gordon A. Webb And Karen R. Webb, 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 1, 1989, except as specifically set forth herein, situated at 40550 Williamson River Road, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

PARCEL I: That portion of the SW1/4 of Section 24, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northeast of the center thread of the Sprague River.

PARCEL II: The East 1/2 of the West 1/2 of the NW1/4; the West 1/2 of the East 1/2 of the NW1/4; the North 1/2 of the SW1/4; and the SE1/4 of the NE1/4 of Section 19, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. The North 1/2 of the SE1/4; the South 1/2 of the NE1/4; and the South 1/2 of the NW1/4 of Section 24, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

AFTER RECORDING RETURN TO:

GORDON WEBB
165 CIRCLE DRIVE
BRADBURY, CA 91010

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

GORDON A. WEBB
2100 NORTH SEPULVEDA BLVD STREET
MANHATTAN BEACH CA 90266

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LEGAL DESCRIPTION *(continued)*

TOGETHER WITH water rights for 196.70 acres....Certificate #36515.

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 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of Sprague River.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
6. Reservations as contained in Deed dated December 2, 1957 and recorded in Volume 296 Page 65, Deed Records of Klamath County, Oregon. (Affects Parcel 2)
7. Right of Way Easement, including the terms and provisions thereof, recorded in Volume 333 Page 545, Deed Records of Klamath County, Oregon. (general location); in favor of California Oregon Power Company; for transmission lines; dated June 3, 1961 (Affects Parcel 2).

"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."

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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 December 16, 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 D. Emerson
Joyce D. Emerson, Acting Manager, Accounts Services

STATE OF OREGON

) Ss.

County of Marion

On December 16, 1998,

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 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 Amerititle the 21st day
of December A.D., 19 98, at 11:18 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 46551.

FEE \$40.00

By: Bernetha G. Letsch
Bernetha G. Letsch, County Clerk