



MTC 47539-MS  
(Reserved for Recording Purposes)

### SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
C20164	R584068 AND R584077 AND R584148 AND R584175

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 12, 1988, in the Face Value of \$20,507.00 and recorded on February 17, 1988, in Vol M88, Page 2240, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Modesto A. Valencia And Irma A. Valencia, 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 February 12, 1988, except as specifically set forth herein, situated at 8149 Pacific Ln, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

**PARCEL 1:**

A tract of land situated in the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North 89°30' East a distance of 470.9 feet from the North quarter corner of said Section 25; thence North 89°30' East along the North line of said Section 25 a distance of 134 feet; thence South 0°27' East a distance of 361.0 feet; thence South 89°53' West a distance of 134.0

**AFTER RECORDING RETURN TO:**

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

MR. AND MRS. MODESTO A. VALENCIA  
1136 TAMERA DRIVE  
KLAMATH FALLS, OR 97603

MODESTO A VALENCIA  
1136 TAMERA DR  
KLAMATH FALLS OR 97603

**LEGAL DESCRIPTION (continued)**

feet; thence North parallel to the East line thereof a distance of 361 feet, more or less, to the point of beginning.

**PARCEL 2:**

A tract of land situate in the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North 89°30' East a distance of 604.9 feet from the North quarter corner of said Section 25; thence continuing Northeasterly on the same line a distance of 170 feet; thence South 0°27' East a distance of 7'0.8 feet; thence South 89°30' West a distance of 304 feet; thence North 0°27' West a distance of 349.5 feet to the Southwest corner of Parcel 1; thence North 89°30' East a distance of 134.0 feet; thence North 0°27' West a distance of 361 feet to the point of beginning.

**PARCEL 3:**

A portion of the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 89°30' East 215.9 feet and South 0°27' East 710.3 feet from the North quarter corner of said Section and running thence South 0°27' East 192 feet to the North line of the Great Northern Railway right of way; thence Southeasterly along said right of way a distance of 117.0 feet; thence North 89°30' East a distance of 281.2 feet; thence North 0°27' West 276.3 feet; thence South 89°30' West a distance of 370 feet, more or less, to the point of beginning.

**PARCEL 4:**

A tract of land situated in the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road, which point is South 89°33' West 1894.3 feet and North 0°27' West 30 feet from the iron axle which marks the Southeast corner of the NE1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0°27' West 276.3 feet; thence South 89°33' West 454.9 feet; thence South 47°55' East 408.7 feet; thence North 89°33' East 153.7 feet to the point of beginning.

SAVING AND EXCEPTING THEREFORM the Easterly 153.7 feet thereof.

ALSO LESS AND EXCEPT any portion lying within the Burlington Northern Railroad right of way.

**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 streets, roads or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment Klamath Basin Improvement District. Further subject to Notice of Resolution of said District recorded July 24, 1970 in Volume M-70 at page 6187, Deed Records of Klamath County, Oregon.
6. Waiver of Riparian Rights granted to the United States of America by conveyance executed by S.S. Henley recorded in Volume 21 at page 392, Deed Records of Klamath County, Oregon.

13256

ODVA Account Number

C20164

7. Easement, including the terms and provisions thereof, given by Sophia S. Henley to the Pacific Telephone and Telegraph Company dated December 29, 1928, recorded March 25, 1929 in Volume 85 at page 467. Deed Records of Klamath County, Oregon.
8. Grant of Right of Way, including the terms and provisions thereof, granted to the California Oregon Power Company, recorded in Volume 310 at page 318, Records of Klamath County, Oregon, for the right of way for pole and wire lines and other facilities of the transmission and distribution of electricity and communication and control signals.
9. Grant of Easement, including the terms and provisions thereof, from Ernest Gobble to Shelby C. Wilsdon, recorded in Book M-77 at page 23669, Microfilm Records of Klamath County, Oregon, for the purpose of ingress and egress.
10. Easement as disclosed by instrument for ingress and egress recorded December 6, 1977 in Book M-77 at page 23673.

"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 April 7, 1999, 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, Acting Manager, Accounts Services

STATE OF OREGON )

) Ss.

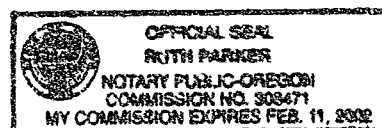
County of Marion )

On April 7, 1999,

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: \_\_\_\_\_

Notary Public for Oregon



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of April A.D. 1999 at 11:51 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 13254

Linda Smith, County Clerk

FEE

\$40.00

by Kathleen Rose