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K--38489

Vol. M80 Page 6202WARRANTY DEED

THE STATE OF OREGON, by through the Director of Veterans' Affairs, conveys and warrants unto Randy F. Sager and Patricia L. Sager, grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 6 Block 13, TRACT 1071-FIRST ADDITION to the MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 25 foot building setback from Barry Court and a 20 foot building setback from Barry Drive as shown on dedicated plat.
2. An 8 foot utility easement along Northwest lot line as shown on dedicated plat.
3. Reservations as contained in plat dedication, to wit:
 "Subject to: (1) Easements for future public utilities and drainage as shown on the annexed plat, easements to provide ingress and egress for the construction and maintenance of said utilities, and drainage; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
4. Agreement, including the terms and provisions thereof,
 Dated: April 13, 1976
 Recorded: April 14, 1976
 Volume: M76, Page 5337, Microfilm Records of Klamath County
 Between: Meadows Dist Improvement Co, et al
 And: Klamath Irrigation District
 As to the assessment against subject property for the increased burden upon Klamath Irrigation District, or U.S.B.R. imposed by monitoring, collecting, storing, settling or treating drain water discharged into the project system ditches or drains from subject property.
5. Covenats, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instruments, including the terms thereof,
 Recorded: April 14, 1976
 Volume: M'6, Page 5334, Micro Records of Klamath County
 Recorded: July 14, 1976
 Volume: M76, Page 10730, Micro Records of Klamath County
 Dedication: July 14, 1976
 Volume: M76, Page 10732, Micro Records of Klamath County
6. Building and Use Restrictions, including the terms and provisions thereof, recorded July 14, 1976 in Volume M76, Page 10730, Mico Records of Klamath County, Oregon.

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TO HAVE AND TO HOLD said real property unto said grantors, 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 USES."

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 10th day of April, 1986.

The true and actual consideration for this conveyance is \$36,800.00.

The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By:

Curt R. Schnepf
CURT R. SCHNEPP
Manager, Accounts Services

STATE OF OREGON)
) ss
County of Marion)

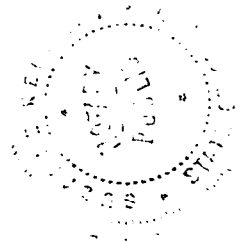
Before me, a Notary Public, personally appeared the above-named Curt R. Schnepf, authorized to act on behalf of the duly appointed and acting Director of Veterans' Affairs for the STATE OF OREGON, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

Suzanne Kennedy
Notary Public for Oregon
My Commission expires: 3/2/90

Return to:

Randy & Patricia Sager
926 Buena Vista
Klamath Falls, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of April A.D., 19 86 at 8:30 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 6202

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]