

*Aspen Title #01034608*  
SPECIAL WARRANTY DEED

C08738

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Bryan Carpenter and Gail E. Carpenter, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 11, 1987, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

The Northerly 22.5 feet of Lot 1 and the Southerly 46 feet of Lot 2 of CLOVERDALE, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Any taxes for 1990-91 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
6. Conditions, restrictions, easements and set back lines as shown on the Plat and in the Dedication of Cloverdale, omitting restrictions herein, if any, based on race, color, religion or national origin.

TO HAVE AND TO HOLD said real property unto said grantee(s), 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 6th day of February, 1990.

'90 FEB 12 AM 11 19

The true and actual consideration for this conveyance is \$26.500. The foregoing recital of consideration is true as I verily believe.

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

By: Chris Miller  
Chris Miller  
Accounts Services

STATE OF OREGON )  
County of Marion ) ss

Before me, a notary public, personally appeared the above-named Chris Miller, 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.

Laurie Vachter  
Notary Public for Oregon  
My Commission expires: 01-28-91

After Recording  
return to:  
Grante  
5811 Alva Ave  
Klamath Falls, OR  
Taxes To:  
As your records  
now show no change.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day  
of Feb. A.D., 19 90 at 11:19 o'clock A.M., and duly recorded in Vol. M90  
of Deeds on Page 2799  
By Evelyn Biehn County Clerk  
Pauline Mullendorfs

FEE \$33.00