

47481



Department of Veterans' Affairs

Vol. 92 Page 15471

## RECORDING MEMORANDUM

This cover sheet is being attached to bring the following document into compliance with ORS 205.125.

Type of Document (Mortgage, Contract, Trust Deed, Deed, etc.)	
Special Warranty Deed	
County Tax Account Number	ODVA Account Number
R571232	C03988
First Party(s)	<input checked="" type="checkbox"/> Grantee <input type="checkbox"/> Mortgagor
Harlan G. Weise	
Virginia I. Weise	<input type="checkbox"/> Buyer
	<input type="checkbox"/> Other
Second Party(s)	<input checked="" type="checkbox"/> Grantor <input type="checkbox"/> Mortgagee
Oregon Department of Veterans' Affairs	
	<input type="checkbox"/> Seller
	<input type="checkbox"/> Other
Consideration	Court Order/Warrant Amt. (if applicable)
\$ 45,000.00	\$
Property Address:	
4714 Sumac	
Klamath Falls OR 97603	
After recording, return to:	Until a change is requested, all tax statements shall be sent to the following address:
Mountain Title	Harlan G. Weise
PO Box 5017	4714 Sumac
Klamath Falls, OR 97601	Klamath Falls, OR 97603
Attn: Escrow #MT27805-HF	

15472

SPECIAL WARRANTY DEED

C03988

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto Harlan G. Weise and Virginia I. Weise, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 19, 1984, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 1 in Block 3, Tract 1008, known as Banyon Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: R571232

SUBJECT TO:

1. Any taxes for 1992-93 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Declaration of Conditions and Restrictions Banyon Park Subdivision recorded December 30, 1970, in Volume M70 Page 11421, Deed records of Klamath County, Oregon.

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 10th day of July, 1992.

TAX STATEMENTS TO GO TO:  
AFTER RECORDING PLEASE RETURN to:  
HARLAN G. WEISE AND VIRGINIA I. WEISE  
107 OAKLAND HILLS DRIVE  
HOT SPRINGS, AR 71913

The true and actual consideration for this conveyance is \$45,000.00.

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. Schnepf  
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.

Ruth Parker  
Notary Public for Oregon  
My Commission expires: 02/11/94

STATE OF OREGON,       ss.  
County of Klamath

AFTER RECORDING, RETURN TO:

Mountain Title  
PO Box 5017  
Klamath Falls, OR 97601

Filed for record at request of:

Mountain Title co.  
on this 14th day of July A.D. 19 92  
at 3:45 o'clock P.M. and duly recorded  
in Vol. M92 of Deeds Page 15471  
Evelyn Biehn County Clerk  
By Ruth Parker  
Deputy.

Fee, \$40.00