

48482

13-44254
SPECIAL WARRANTY DEED

C05932

The STATE OF OREGON, by and through the Director of Veterans' Affairs, grantor, conveys and specially warrants unto David W. Detroit and Jalena S. Detroit, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 10, 1985, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 2 in Block 5, Tract No. 1016, Green Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1992-93 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Right of Way for pole line, including the terms and provisions thereof, given by J. W. Whiteline to The California Oregon Power Company by Deed dated September 9, 1946, recorded October 26, 1946, in Volume 197 page 413, Deed records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, given by J. W. Whiteline to R. P. Breitenstein et ux., dated March 31, 1950, recorded March 31, 1950, in Volume 237 page 641, Deed records of Klamath County, Oregon.
5. Right of way, including the terms and provisions thereof, given by Charles M. Ohles and Amy Edith Ohles, husband and wife, and J. W. Whiteline, a single man, to The California Oregon Power Company, a California corporation, dated January 16, 1957, recorded January 21, 1957, in Volume 289 page 225, Deed records of Klamath County, Oregon.
6. These premises are within the boundaries of Green Acres Improvement District, and are subject to rules and regulations, liens, assessments and easements thereof, if any.
7. Reservations and Restriction in the Dedication of Green Acres.
8. Dedication of Restrictive Covenants for Green Acres.

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 22nd day of July, 1992.

RETURN TO: DAVID W. & JALENA S. DETROIT
414 N 6TH STREET
KLAMATH FALLS OR 97601

17330

The true and actual consideration for this conveyance is \$55,015.00.
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.

Judy Willem
Notary Public for Oregon
My Commission expires: 05/22/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 4th day
of Aug. A.D., 19 92 at 2:38 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 17329.

FEE \$35.00

Evelyn Biehn County Clerk

By Danielle Wickham