

SPECIAL WARRANTY DEED

Account Number C04665 84345	County Tax Account Number R544539
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The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto David W. Buchanan and Vicki L. Buchanan, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before April 9, 1985, except as specifically set forth herein situated at 4454 Austin, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 88 of CASITAS, 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. City water use charges, if due to the City of Klamath Falls.
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, of South Suburban Sanitary District.
6. Grant of Right of Way, including the terms and provisions thereof, Dated: June 1, 1940 Recorded: July 10, 1940 Volume: 130, page 353, Deed Records of Klamath County, Oregon In favor of: The California Oregon Power Company, a California corporation For: Right of way Affects: Lots 88 and 89
7. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from R. E. Wright and Alice V. Wright, his wife, to Edith R. La Fontaine, an unmarried woman, dated August 3, 1951, recorded August 7, 1951 in Volume 249, page 31, Deed Records of Klamath County, Oregon, as follows: "...reserving unto the grantors, their heirs and assigns, as owners of the other lots in said CASITAS, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."
8. Irrigation laterals and drains as shown on the plat of CASITAS.

The true and actual consideration for this conveyance is \$12,000.00.

AFTER RECORDING RETURN TO:

David W. Buchanan
6515 Kid Lane
Klamath Falls, OR 97603

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

David W. Buchanan
6515 Kid Lane
Klamath Falls, OR 97603

27098

SPECIAL WARRANTY DEED (Continued)

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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 the Oregon Department of Veterans' Affairs has caused these presents to be executed this November 13, 1992. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Curt R. Schnepf
Curt R. Schnepf
Manager, Accounts Services

STATE OF OREGON)

County of Marion) ss

November 13, 1992

personally appeared the above-named Curt R. Schnepf and, being first duly sworn, did say that he is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Judy Williams
Notary Public For Oregon

My Commission Expires: May 22, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David Buchanan the 16th day
of Nov. A.D., 19 92 at 10:14 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 27097.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline Mullendore