

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

61091

SPECIAL WARRANTY DEED Vol. m93 Page 10023

Account Number
C04594 84274

County Tax Account Number
R574195

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Audie Soyland and Linda Soyland, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 25, 1985, except as specifically set forth herein situated at 5423 Brentwood Drive, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 15 and the South 5 feet of Lot 16, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1993-94 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. An easement created by instrument, including the terms and provisions thereof. Dated: June 26, 1905 Recorded: May 18, 1907 Book: 22 Page: 479 In favor of: United States of America (No specific location of record)
5. An easement created by instrument, including the terms and provisions thereof. Dated: May 1, 1945 Recorded: May 15, 1945 Book: 176 Page: 284 In favor of: California Oregon Power Company For: Right of way for pole lines (No specific location)
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded: September 3, 1976 Book: M-76 Page: 13888
8. Unpaid taxes for 1984-85: Amount: \$1,124.04 Plus interest Map: 3909-14CA TL: 7900 Key#: 574195

The true and actual consideration for this conveyance is \$52,900.00.

AFTER RECORDING RETURN TO:

Klamath First Federal
2943 South Sixth Street
Klamath Falls, OR 97603
LN # 0100443216

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

KLAMATH FIRST FEDERAL SAVINGS
& LOAN ASSOCIATION
2943 South Sixth Street
Klamath Falls, Oregon 97603

SPECIAL WARRANTY DEED (Continued)

10024

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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 May 3, 1993. 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

May 3, 1993

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 Mountain Title Co the 6th day
of May A.D., 19 93 at 1:31 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 10023.

FEE \$35.00

Evelyn Biehn, County Clerk

By

Douglas M. Henderson