

61277OREGON
DEPARTMENT OF
VETERANS' AFFAIRS01039662
ATCVol. m93 Page 10453

'93 MAY 11 AM 9 08

SPECIAL WARRANTY DEED

Account Number C08781	County Tax Account Number 9575657
--------------------------	--------------------------------------

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto C. J. Thompson, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 31, 1987, except as specifically set forth herein situated at 5481 Gatewood, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 44 in Block 3 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 1993-94 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. An easement created by instrument, including the terms and provisions thereof: dated June 26, 1905; recorded May 18, 1907; Volume 22 Page 479, Deed Records of Klamath County, Oregon; in favor of United States of America (no specific location given).
4. An easement created by instrument, including the terms and provisions thereof: dated May 1, 1945; recorded May 15, 1945; Volume 176 Page 284, Deed Records of Klamath County, Oregon; in favor of California Oregon Power Company; for right of way for pole lines (no specific location given).
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
6. Utility easements as shown on dedicated plat (affects Southeast 16 feet of Lot).
7. Reservations as contained in plat dedication, to wit: "All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."

The true and actual consideration for this conveyance is \$51,100.

AFTER RECORDING RETURN TO:

Aspen Title
525 Main Street
Klamath Falls, OR 97601

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

Claud J. Thompson
5481 Gatewood Drive
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number C08781	County Tax Account Number R575657
--------------------------	--------------------------------------

SUBJECT TO CONTINUED:

8. An easement created by instrument, including the terms and provisions thereof: dated January 14, 1974; recorded March 20, 1974; Volume M74, Page 3582, Records of Klamath County, Oregon; in favor of City of Klamath Falls; for 10 foot sewer easement over the NW1/4 SE 1/4.
9. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof: recorded in Volume M76 Page 13888, Microfilm 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 the Oregon Department of Veterans' Affairs has caused these presents to be executed this May 4, 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)

) ss

County of Marion)

May 4, 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: [Signature]
Notary Public For Oregon

My Commission Expires: February 11, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ATC the 11th day
of May A.D., 19 93 at 9:08 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 10453.

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]