

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

'92 MAY 25 AM 11 17

K-45234

61987

SPECIAL WARRANTY DEED Vol. 1793 Page 11831

Account Number
C07985

County Tax Account Number
R531954

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Greg A. Hobbs, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 10, 1986, except as specifically set forth herein situated at 2445 Lindley Way, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 3, Except the West 5 feet thereof, in Block 2, West Hills Homes, 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. Reservations and restrictions contained in the dedication of West Hills Homes, as follows: "Said plat being subject to a building set-back along all streets and avenues as shown on the annexed plat, a five foot side line set-back along all lots and an easement along the back of all lots and the side line of Lots 3 and 4, Block 1, as shown on the annexed plat for present and future public utilities; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."
4. Declaration of Conditions and Restrictions for West Hills Homes, dated April 25, 1961: recorded April 25, 1961, in Volume 329 Page 91, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$46,000.

AFTER RECORDING RETURN TO:

Klamath County Title
PO Box 151
Klamath Falls, OR 97601

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

Greg A. Hobbs
2445 Lindley Way
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

11832

Account Number
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R531954

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 17, 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 17, 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: *David J. [Signature]*
Notary Public For Oregon

My Commission Expires: February 11, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 25th day
of May A.D., 19 93 at 11:17 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 11831

FEE \$35.00

Evelyn Biehn County Clerk

By *Annette Mueller*