

63393

06-21-93P02:47 RCVD

Vol 93 Page 14643OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

## SPECIAL WARRANTY DEED

Account Number  
C04117 83797County Tax Account Number  
R435933

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto John L. Lundberg, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before January 22, 1985, except as specifically set forth herein situated at 2438 California Avenue, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

The North one-half of Lots 1 and 2 in Block 14 of Buena Vista Addition to the City of Klamath Falls, Oregon, 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 in the dedication of Buena Vista Addition.
4. Restrictions of a portion of Buena Vista Addition, recorded August 23, 1956, in Volume 12 Page 243, Miscellaneous Records and modified by Waiver and Modification of Restrictive Covenants, recorded July 9, 1959, in Volume 314 Page 80, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$43,000.

AFTER RECORDING RETURN TO:

JOHN L LUNDBERG  
PO BOX 7448  
KLAMATH FALLS OR 97601

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

JOHN L LUNDBERG  
PO BOX 7448  
KLAMATH FALLS OR 97601

## SPECIAL WARRANTY DEED (Continued)

Account Number C04117 83797	County Tax Account Number R435933
--------------------------------	--------------------------------------

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 June 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 )

) ss

County of Marion )

June 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: Ruth Parker  
Notary Public For Oregon

My Commission Expires: February 11, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John Lundberg the 21st day  
of June A.D., 19 93 at 2:47 o'clock P.M. and duly recorded in Vol. M93  
of Deeds on Page 14643

FEE \$35.00

Evelyn Biehn - County Clerk

By Ruth Parker