

65691

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

08-04-93P01:50 RCVD

Vol. MA3 Page 19251

MTL 30210-HF
SPECIAL WARRANTY DEED

Account Number C21489 91169	County Tax Account Number R598810
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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 Quintin D. McBain and Paula J. McBain, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before January 20, 1989, except as specifically set forth herein situated at 8303 Rockinghorse Lane, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 3 in Block 3, Rolling Hills, Tract No. 1099, 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. Rules, regulations, and assessments of Rolling Hills Road and Drainage Association.
4. Reservations and restrictions contained in the dedication of Rolling Hills, as follows: "... said plat being subject to the following restrictions: 1. Building setback lines of 75 feet from the center line of the street of which the lot fronts and 50 feet from the center line of the street on which the lot sides. 2. Public utilities easements 16 feet in width centered on all side and back lot lines. 3. One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. 4. All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. 5. Access to Reeder Road, a county road, is hereby vacated for lot 5, block 1 and lot 7, block 2. 6. Access to the proposed road adjacent to the north boundary of said "Rolling Hills" is hereby created for lots 1, 9, 10, 11, 13, 14, and 15, block 1 and all of block 3. 7. Drainage easements as shown on the annexed plat."
5. Restrictive Covenants for Rolling Hills, Tract No. 1099, recorded October 16, 1974, in Deed Volume M74 Page 13496, as amended by instrument recorded October 1, 1975, in Deed Volume M75 Page 11919, records of Klamath County, Oregon.
6. Agreement to use Water Well, including the terms and provisions thereof, given by Charles A. Fisher et al, dated June 5, 1979, recorded June 20, 1979, in Volume M79 Page 14500, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$56,000.

AFTER RECORDING RETURN TO:

MOUNTAIN TITLE
222 SOUTH 6TH STREET
KLAMATH FALLS OR 97601

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

QUINTIN D MCBAIN
8303 ROCKINGHORSE LANE
KLAMATH FALLS OR 97601

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 August 2, 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

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August 2, 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 Mountain Title co the 4th day
of Aug. A.D., 19 93 at 1:50 o'clock P.M. and duly recorded in Vol. 493
of Deeds on Page 19251

FEE \$35.00

Evelyn Biehn County Clerk

By

[Signature]