

MT 29911-4F

SPECIAL WARRANTY DEED

Account Number C05096 84776	County Tax Account Number R577511
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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 Lyle D. Peckenpaugh, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before June 7, 1985, except as specifically set forth herein situated at 4846 Lorrayne Place, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 39 in Block 1, First Addition to Kelene Gardens, 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. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Reservations and restrictions in the dedication of First Addition to Kelene Gardens, as follows: "...said plat to be subject to the following restrictions: (1) Building setback lines as shown on the annexed plat. (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities with no structures being permitted thereon and any plating being placed thereon at the risk of the owner. (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specification. (5) No charges will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."
6. Building and use restrictions for First Addition to Kelene Gardens, dated April 22, 1968, recorded April 25, 1968, in Volume M68 Page 3337, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$41,251.

AFTER RECORDING RETURN TO:

~~MOUNTAIN TITLE COMPANY~~
~~222 S 6TH STREET~~
~~KLAMATH FALLS OR 97601~~

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

LYLE D PECKENPAUGH
2327 WANTLAND
KLAMATH FALLS OR 97601

SPECIAL WARRANTY DEED (Continued)

21049

Account Number
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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 19, 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

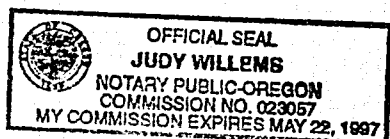
STATE OF OREGON

County of Marion

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) ss
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August 19, 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 Willemms
Notary Public for Oregon

My Commission Expires: 05/22/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co
of Aug. A.D., 19 93 at 9:33 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 21048

FEE \$35.00

Evelyn Biehn County Clerk

By Doreene Muelandare