

## SPECIAL WARRANTY DEED

Account Number C08550 88230	County Tax Account Number R571633
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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 Milton L. Baker and Carol A. Lousignont, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before February 6, 1987, except as specifically set forth herein situated at 4704 Hope Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 16 in Block 3, Tract 1087, First Addition to Banyon Park, 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 South Suburban Sanitary District.
4. Reservations and restrictions contained on the plat and shown in the dedication of Tract No. 1087, First Addition to Banyon Park, as follows: "...hereby dedicate, donate and convey to the public, for public use forever, the streets as shown on the annexed plat, said plat being subject to: (1) a 25-foot building set back on the front of all lots and a 20-foot building set back line along side street lines (2) Easements as shown on the annexed map for constructions and maintenance of public utilities and irrigation, said easements to provide ingress and egress with any plantings or structure placed thereon by lot owners to be at their own risk. (3) Additional restrictions as provided in any recorded protective covenants."
5. Declaration of Conditions and Restrictions of Banyon Park Subdivision, First Addition, recorded December 23, 1974, in Volume M74 page 16182, Deed records of Klamath County, Oregon.
6. Reservations and restrictions contained in deed from Washington-Oregon Investment Company, a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948, recorded October 28, 1948, in Volume 226 page 191, Deed records of Klamath County, Oregon, as follows: "subject to irrigation rights for ditches to convey water for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property."

The true and actual consideration for this conveyance is \$41,750.

## AFTER RECORDING RETURN TO:

Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

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

Milton L. Baker  
4704 Hope Street  
Klamath Falls, OR 97603

## 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 25, 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 )

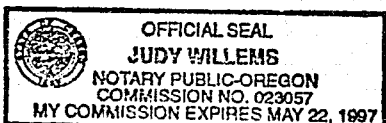
) ss

County of Marion )

August 25, 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 Willem*  
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Aspen Title

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Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of Sept A.D., 19 93 at 9:43 o'clock a M., and duly recorded in Vol. M93  
of \_\_\_\_\_ deeds \_\_\_\_\_ on Page 22353.

Evelyn Biehn, County Clerk

By *Evelyn Biehn*

FEE 35.00