

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

09-23-93A10:44 RCVD

Vol. m93 Page 24498

68523

SPECIAL WARRANTY DEED

Account Number
C21409County Tax Account Number
R550567

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Robert Digiaco and Susan Digiaco, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 19, 1988, except as specifically set forth herein situated at 3267 Hope Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 42, FIRST ADDITION TO SUMMERS LANE HOMES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1993-94 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
5. Rights of way, including the terms and provisions thereof, to United States of America, dated March 16, 1909, recorded March 16, 1909 in Book 25 at page 628, Deed Records.
6. Easement, restrictions, set back lines and irrigation ditches as shown on the plat and in the dedication of First Addition to Summers Lane Homes and conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded in Book 307 at page 441.
7. Easement, including the terms and provisions thereof: granted to California Oregon Power Company, a California corporation; dated April 12, 1961; recorded July 14, 1961, Book 331 Page 24.
8. A .7 foot encroachment of set back line as disclosed by Survey as stated in Deed recorded November 25, 1968 in M-68 at page 10404, Microfilm Records.

The true and actual consideration for this conveyance is \$44,000.

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:

Robert J. Digiaco
3267 Hope Street
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

24499

Account Number
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R550567

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 September 14, 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

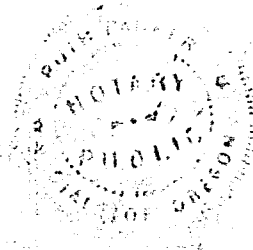
)
) ss
)

September 14, 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 Klamath County Title the 23 day
of Sept A.D., 19 93 at 10:44 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 24498.

FEE 35.00

Evelyn Biehn County Clerk

By [Signature]