

70242

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

10-25-93P03:46 RCVD

Vol. m93 Page 28004

K-45668
SPECIAL WARRANTY DEEDAccount Number
C03913 83593County Tax Account Number
R785662

The STATE OF OREGON, by and through the Director of Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Lori A. Gallagher, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 4, 1984, except as specifically set forth herein situated at 907 Kane Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

All that portion of Lot 53 lying Northwesterly of the Enterprise Irrigation District Canal of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Southerly 45 feet 10 inches thereof.

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 Enterprise 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.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 25, 1942, Book 147 Page 369.
6. An easement created by instrument, including the terms and provisions thereof, recorded February 12, 1980, Book M-80 Page 2813, in favor of City of Klamath Falls, for sewer line across North 15 feet.
7. An easement created by instrument, including the terms and provisions thereof, recorded February 14, 1983, Book M-83 Page 2367, in favor of Larry J. and Marilyn D. Meadows.

The true and actual consideration for this conveyance is \$48,000.

AFTER RECORDING RETURN TO:

KLAMATH COUNTY TITLE
PO BOX 151
KLAMATH FALLS OR 97601

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

LORI A GALLAGHER
PO BOX 303
BEATY OR 97621

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 October 20, 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

October 20, 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: 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 25th day
of Oct. A.D. 19 93 at 3:46 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 28004.

FEE \$35.00

Evelyn Biehn - County Clerk
By Caroline Muelendore