

SPECIAL WARRANTY DEED

Account Number C07498	County Tax Account Number R575639
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The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Kent R. Pulley and Ruth M. Pulley, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 17, 1986, except as specifically set forth herein situated at 5441 Gatewood, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 42, Block 3, Tract 1064, FIRST ADDITION TO GATEWOOD, 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 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. An easement created by instrument, including the terms and provisions thereof: dated June 26, 1905; recorded May 18, 1907, Vol. 22 Page 479, Microfilm Records of Klamath County, Oregon; in favor of United States of America (no specific location given).
4. An easement created by instrument, including the terms and provisions thereof: dated May 1, 1945; recorded May 15, 1945, Vol. 176 Page 284, Deed Records of Klamath County, Oregon; in favor of California Oregon Power Company; for right of way for pole line (no specific location given).
5. A 16 foot utility easement along the Southerly lot line, as shown on the dedicated plat.
6. A 16 foot easement along the Easterly lot line, as shown on the dedicated plat.
7. Reservations as contained in plat dedication, to wit: "All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structure placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants and all storm drainage structures, sanitary facilities, streets and roads are to be constructed to Klamath Falls City approved standards, responsibility for maintenance of all constructed improvements dedicated by the owners to the public shall be vested in the owners, their successors and/or assigns until such constructed improvements have been accepted by the City of Klamath Falls, and maintenance thereof has been acknowledged by resolution of the City Council. Unimproved streets, roads and ways shall be maintained by the owners, their successors and/or assigns until the same have been improved to the then current standards of the City of Klamath Falls."

The true and actual consideration for this conveyance is \$47,000.

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

Bank of America
PO Box 3828
Seattle, WA 98124

Kent R. Pulley
5441 Gatewood
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED (Continued)

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SUBJECT TO CONTINUED:

9. Covenants, conditions and restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof: recorded in Volume M76 Page 13888, Microfilm Records of Klamath County, Oregon.

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this March 4, 1994. 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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On March 4, 1994

this instrument was acknowledged before me by the above-named Curt R. Schnepf, who personally appeared, 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: Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bank of America the 11th day
of March A.D., 19 94 at 1:58 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 7615.

FEE \$35.00

Evelyn Biehn
By Quinn Muehlenberg County Clerk