

78682

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

04-06-94P02:19 RCVD

Vol. 294 Page 10135

32304-HF  
**SPECIAL WARRANTY DEED**Account Number  
C08305 87985County Tax Account Number  
R554705

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Thomas F. Ewing, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before December 8, 1986, except as specifically set forth herein situated at 4439 Memorie Lane, Klamath Falls OR 97603 in Klamath County, State of Oregon, to wit:

Southeasterly 48 feet of Lot 4 and Northwesterly 17 feet of Lot 5, Block 3, FIRST ADDITION TO TONATEE HOMES, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. Building setback line 20 feet from street as shown on dedicated plat.
6. Subject to a 10 foot utility and ditch easement along the rear lot as shown on dedicated plat.
7. Reservations as contained in plat dedication, to wit: "Said plat being subject to a building setback as shown along all streets, a 7.5 foot sideline set back along all lots, and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage, and perpetual right of way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and maintenance of such utilities with no structure being permitted thereon and any plantings being placed thereon at the risk of the owner."
8. Covenants, conditions, restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 5, 1969, in Volume 316, and amended by instrument recorded September 29, 1961, in Volume 332, Page 660, all Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$33,000.00.

AFTER RECORDING RETURN TO:→  
AND

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

Thomas F Ewing  
5540 Bartlett Avenue  
Klamath Falls OR 97603

**SPECIAL WARRANTY DEED (Continued)**

**10196**

Account Number <b>C08305 87985</b>	County Tax Account Number <b>R554705</b>
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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 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 31, 1994. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By *Curt R. Schnepp*  
Curt R. Schnepp  
Manager, Accounts Services

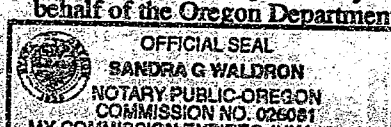
STATE OF OREGON

County of Marion

)  
) ss.  
)

On March 31, 1994

this instrument was acknowledged before me by the above-named Curt R. Schnepp, 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: *Sandra G. Waldron*  
Notary Public For Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 6th day  
of April A.D., 19 94 at 2:10 o'clock P M., and duly recorded in Vol. 1994  
of Deeds on Page 10195

FEE \$35.00

Evelyn Biehn - County Clerk  
By *Pauline M. ...*