

79138

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

04-14-94P03:43 RCVD

Vol 94 Page 11133

SPECIAL WARRANTY DEED

Account Number
C22069County Tax Account Number
R564259

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Spencer E. Hogan and Jeanne D. Hogan, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 27, 1989, except as specifically set forth herein situated at 3939 Redondo Way, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 4, Block 9, Tract No. 1020, known as THIRD ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
5. 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 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Sunset Village.
7. 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 14, 1971, Book M-71 Page 4407.
8. This property lies within and is subject to the levies and assessments of the Third Addition to Sunset Village Lighting District.

The true and actual consideration for this conveyance is \$56,000.

AFTER RECORDING RETURN TO:

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

Klamath First Federal
2943 South Sixth Street
Klamath Falls, OR 97603
10100443635

Spencer E. Hogan
3939 Redondo Way
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

Account Number C22069	County Tax Account Number R564259
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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 April 6, 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

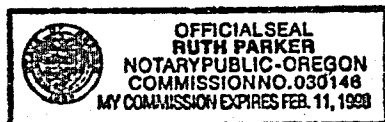
County of Marion

)
) ss.
)

On April 6, 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 Aspen Title Co the 14th day
of April A.D., 19 94 at 3:43 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 11133.

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorlene M. Melton