

81061

SPECIAL WARRANTY DEED

Account Number
C21193County Tax Account Number
R573757

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Joie Dale Hamblin and Terry Darlene Hamblin, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 7, 1988, except as specifically set forth herein situated at 5482 Glenwood Dr, Klamath Falls, OR 97603 in Klamath County, State of Oregon, to wit:

Lot 7, Block 11 Tract No. 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. Easement for sewer line, including the terms and provisions thereof, given by Nu Pacific Co., a corporation to the City of Klamath Falls, Oregon, dated January 14, 1974, recorded March 20, 1974, in Volume M74, Page 3582, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication and shown on the plat of Tract 1064, First Addition to Gatewood.
5. Declaration of Conditions and Restrictions for Gatewood Subdivision First Addition, Tract 1064, recorded September 3, 1976, in Volume M76, Page 13888, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$57,051.

AFTER RECORDING RETURN TO:

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

ASPEN TITLE
525 MAIN ST
KLAMATH FALLS OR 97601

JOIE HAMBLIN
5482 GLENWOOD DR
KLAMATH FALLS OR 97603

SPECIAL WARRANTY DEED (Continued)

15329

Account Number
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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 May 3, 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.
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On May 3, 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: Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day
of May A.D., 19 94 at 11:16 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 15328.

FEE \$35.00

Evelyn Biehn County Clerk
By Evelyn Biehn