

81220

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

05-18-94A10:49 RCVD

MTC 32550-MK Vol. 1594 Page 15667  
**SPECIAL WARRANTY DEED**Account Number  
C06648County Tax Account Number  
R562055

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto George Puckett, Jr. and Jeanette Puckett, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before February 4, 1986, except as specifically set forth herein situated at 3810 Coronado Way, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 27, Block 5, Tract No. 1037, FIFTH 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. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin as shown on the recorded plat of Fifth Addition to Sunset Village.
4. 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 June 13, 1972, Book M-72 Page 6318.
5. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
6. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.

The true and actual consideration for this conveyance is \$54,500.

**AFTER RECORDING RETURN TO:**

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

Mountain Title  
222 South 6th Street  
Klamath Falls, OR 97601

George Puckett, Jr.  
3810 Coronado Way  
Klamath Falls, OR 97603

P.O. Box 503  
Keno, OR 97627

## SPECIAL WARRANTY DEED (Continued)

Account Number C06648	County Tax Account Number R562055
--------------------------	--------------------------------------

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 13, 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 May 13, 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 Mountain Title co the 18th day  
of May A.D., 19 94 at 10:49 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 15667

FEE \$35.00

Evelyn Biehn County Clerk

By Ruth Parker