

82339

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

06-07-94P01:33 RCVD

Vol 94 Page 17830

MT32854-KR

SPECIAL WARRANTY DEED

Account Number
C21629 91309County Tax Account Number
R589465

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Michael D. Warren and Lisa Legget, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 14, 1989, except as specifically set forth herein situated at 7747 Skyline Drive, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 43, Skyline View, 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. Rules, regulations and assessments of Skyline Improvement District.
4. Reservations and restrictions in the dedication of Skyline View, as follows: "hereby dedicate, donate and convey to the public, for public use forever, the streets as platted hereon and subject to the following restrictions: a 20 foot building set-back line along the front of all lots, a minimum foundation area of 1200 square feet on single-story residences, an eight-foot easement along the back property lines of all lots for future sanitary sewers and public utilities, with rights of ingress and egress for maintenance and construction with no structures permitted thereon and any plantings placed thereon at the risk of the owner, and a 20 foot easement along the front of Lot 1 for ingress and egress for construction and maintenance of the community wall, and any future restrictions as may appear on individual deeds to lots."

The true and actual consideration for this conveyance is \$42,500.00.

AFTER RECORDING RETURN TO:

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

Michael D. Warren
7747 Skyline Dr.
Klamath Falls, OR 97603

Michael D. Warren
7747 Skyline Drive
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

Account Number C21629 91309	County Tax Account Number R589465
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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 June 3, 1994. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Joyce D. Emerson
Joyce D. Emerson
Production Coordinator

STATE OF OREGON

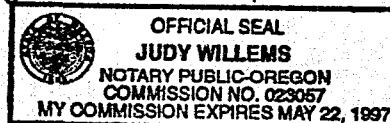
County of Marion

)
) ss.
)

On June 3, 1994

this instrument was acknowledged before me by the above-named Joyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Judy Willems
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day
of June A.D. 19 94 at 1:33 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 17830

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mullens