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OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

06-21-94P01:51 RCVD

Vol. 94 Page 19420

MTC 33023

**SPECIAL WARRANTY DEED**

Account Number C08482 88162	County Tax Account Number R407642
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The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Michael T. Smith, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before January 28, 1987, except as specifically set forth herein situated at Qlidis Drive, Bly OR 97622 in Klamath County, State of Oregon, to wit:

Lot 3 in Block 4 Tract No. 1094, Bley-Was Heights, 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. Subject only to the following encumbrances: Right of way for transmission line, including the terms and provisions thereof, given by Owen R. Watts and Virginia M. Watts, husband and wife, and Martha M. Watts, a widow to The California Oregon Power Company, A California corporation, dated August 20, 1958, recorded August 25, 1958, in Volume 302 Page 428, Deed records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Bley-Was Heights, as follows: "...said plat being subject to: 1) all minimum building setback and other requirements as per RD7000 Property Development Standards. 2) all utility easements of the size and location as shown on the annexed plat. 3) One foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed."
5. Declaration of Covenants, Conditions and Restrictions for Bley-Was Heights and First Addition to Bley-Was Heights, dated June 14, 1974, recorded June 13, 1974, in Volume M74 Page 7311, Deed records of Klamath County, Oregon. Amended by instrument, recorded July 18, 1974, in Volume M74 Page 8744, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$18,200.00.

**AFTER RECORDING RETURN TO:**

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

Klamath First Federal  
2943 S Sixth Street  
Klamath Falls OR 97603

Michael T Smith  
PO Box 301  
Bly OR 97622

# 0100443708



19421

## SPECIAL WARRANTY DEED (Continued)

Account Number C08482 88162	County Tax Account Number R407642
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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 16, 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

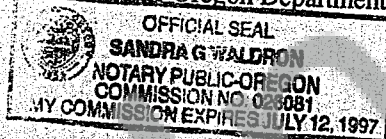
STATE OF OREGON

County of Marion

)  
) ss.  
)

On June 16, 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: Sandra G. Waldron  
Notary Public For Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day  
of June A.D., 19 94 at 1:51 o'clock P. M., and duly recorded in Vol. 494  
of Deeds on Page 19420

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Millendore