

83709

SPECIAL WARRANTY DEED

Account Number C06799 86479	County Tax Account Number R556525
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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 Craig F. Dykes and Tamara P. Dykes, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before February 28, 1985, except as specifically set forth herein situated at 4418 Meadows Drive, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 9 in Block 14 of TRACT 1071-FIRST ADDITION TO THE MEADOWS, 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. A 25 foot building setback line from Barry Drive and a 20 foot building setback from Maplewood Drive as shown on dedicated plat.
4. Subject to a 16 foot utility easement over Southwesterly lot line as shown on dedicated plat.
5. Reservations as contained in plat dedication, to wit: "Subject to: (1) Easements for future public utilities and drainage as shown on the annexed plat, easements to provide ingress and egress for the construction and maintenance of said utilities, and drainage; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instruments, including the terms thereof, Recorded: April 14, 1976 Volume: M76, page 5334, Microfilm Records of Klamath County, Oregon Recorded: July 14, 1976 Volume: M76, page 10730, Microfilm Records of Klamath County, Oregon Dedication: July 14, 1976 Volume: M76, page 10732, Microfilm Records of Klamath County, Oregon.
7. Building and Use Restrictions, including the terms and provisions thereof, recorded July 14, 1976 in Volume M76, page 10730, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$36,500.00.

AFTER RECORDING RETURN TO:

CRAIG F. DYKES
4418 MEADOWS DR.
KLAMATH FALLS, OR 97603
Mountain Title Company
222 South Oak Street
Klamath Falls, OR 97601

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

Craig F. Dykes
4418 Meadows Drive
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED (Continued)

20613

Account Number
C06799 86479County Tax Account Number
R556525

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 30, 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

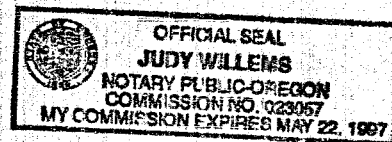
County of Marion

)
) ss.
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On June 30, 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: Judy Willem
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Mountain Title Co the 1st day
of July A.D., 1994 at 1:00 o'clock P.M., and duly recorded in Vol. 354
of Deeds on Page 20612

FEE \$35.00

Evelyn Biehn - County Clerk

By Evelyn Biehn