

86712

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

08-24-94A11:27 RCVD

Vol. 1994 Page 26396

## SPECIAL WARRANTY DEED

K-469127

Account Number C21075	County Tax Account Number R411904
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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 Steven J. Pettit, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before September 9, 1988, except as specifically set forth herein situated at 529 North 5th Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Beginning at the Northwestern corner of Lot 5 of Block 43 of FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Southerly line of Lincoln Street to the Northeasterly corner of Lot 4 of said Block 43; thence Southeasterly at right angles to Lincoln Street and along the Easterly line of said Lot 4, 55 feet; thence Southwesterly and parallel with the Southerly line of Lincoln Street to the Westerly line of said Lot 5; thence Northwesterly along the Westerly line of said Lot 5, 55 feet to the place of beginning, being a portion of said Lots 4 and 5, Block 43 of FIRST ADDITION to the City of Klamath Falls, Oregon, 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 pipe and incidentals, including the right of ingress and egress along a line parallel to and 75 feet Northeasterly of the Northeast line of Fifth Street as conveyed in the Deed recorded July 12, 1911 in Volume 33, Page 200, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$40,000.

## AFTER RECORDING RETURN TO:

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

Klamath County Title  
PO Box 151  
Klamath Falls, OR 97601

Steven J. Pettit  
529 North 5th Street  
Klamath Falls, OR 97601

## SPECIAL WARRANTY DEED (Continued)

Account Number  
C 21075

County Title Account Number  
R41 1904

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 August 11, 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

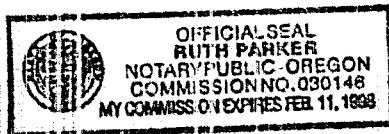
)  
) ss.  
)

County of Marion

On August 15, 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 CLATSOP: ss.

Filed for record at request of Clatsop County Title Co the 24th day of Aug A.D., 19 94 at 11:21 o'clock A M., and duly recorded in Vol. 494 of Deeds on Page 26396.

FEE \$35.00

Evelyn Biehn - County Clerk

By Evelyn Biehn