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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

08-26-94P03:28 RCVI

Vol. 94 Page 26823

SPECIAL WARRANTY DEED

Account Number C09215	County Tax Account Number R 497233
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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 James M. Farley and Jean A. Farley, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 6, 1987, except as specifically set forth herein situated at 5515 Sierra Court, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 29, Block 2 Tract 1002 LAWANDA HILLS, 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. Right of Way, created by instrument, subject to the terms and provisions thereof: recorded March 20, 1926, Vol. 69 Page 384, Deed Records of Klamath County, Oregon; in favor of California Oregon Power Company; for transmission lines; affects a portion of LaWanda Hills Tract 1002 (blanket easement).
4. Agreement, subject to the terms and provisions thereof: recorded April 27, 1940, Vol. 128 Page 593, Deed Records of Klamath County, Oregon; between grantors and Plevna District Improvement Company.
5. Agreement, subject to the terms and provisions thereof: recorded December 18, 1967, Vol. M67, Page 9824, Microfilm Records of Klamath County, Oregon; between grantors and Pacific Power and Light Company (blanket easement).
6. Subject to a 25 foot building setback from LaWanda Drive and Sierra Court as shown on dedicated plat.
7. Subject to an 8 foot public utilities easement over Southerly lot line as shown on dedicated plat.
8. Restrictions as contained in plat dedication, to wit: "All sanitary facilities subject to the approval of the County Sanitarian; no residential buildings shall be constructed between main Plevna ditch and Highway 66; drainage easements as shown on annexed plat; any recorded protective covenants."
9. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, subject to the terms and provisions thereof: recorded November 14, 1975, in Volume M75, Page 14401, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$62,500.00.

AFTER RECORDING RETURN TO:

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

Aspen Title
525 Main Street
Klamath Falls, OR 97601

James M. Farley
5515 Sierra Court
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED (Continued)

Account Number C09215	County/Tax Account Number R 197 33
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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 August 24, 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 24, 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 Curt R. Schnepf
Notary Public for Oregon



STATE OF OREGON: COUNTY OF CLATSOP ss.

Filed for record at request of Aspen Title Co. the 26th day
of Aug A.D., 19 94 at 3:28 o'clock P.M., and duly recorded in Vol. M94
of 2 pages on Page 26823.

FILE \$35.00

Evelyn Bighi County Clerk

By Evelyn Bighi