

89515

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

10-12-94A11:22 RCVD 33812-HF

Vol. m94 Page 31829

Account Number
C06705County Tax Account Number
R577824

SPECIAL WARRANTY DEED

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Stephen L. Campbell and Cheralynn G. Campbell, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before February 20, 1986, except as specifically set forth herein situated at 4900 Lorrayne Place, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 40 in Block 1 of TRACT 1078-SECOND ADDITION TO KELENE GARDENS, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Warranty Clearance Easement, including the terms and provisions thereof, in favor of United States of America dated May 28, 1964, recorded June 12, 1964, in Deed Volume 353, Page 455, Records of Klamath County, Oregon. (Blanket Easement)
5. Subject to a 20 foot building setback from Lorrayne Place as shown on dedicated plat.
6. Subject to an 8 foot building setback from Lorrayne Place as shown on dedicated plat.
7. Subject to a 16 foot easement over South lot line as shown on dedicated plat.
8. Reservations, restrictions and easements as contained in plat dedication, to wit: "Said plat subject to: (1) Easements for public utilities and irrigation as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) Building setbacks lines as shown on the annexed map; (3) No vehicular access to Anderson Avenue from any lot; (4) No changes will be made in the present Irrigation District its successors or assigns; (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions: (1) The owner of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense, properly install, maintain and operate such irrigation system; (2) The Klamath Irrigation District, its successors and assigns and the United States, person, firm or corporation operating the irrigation works of said District, shall never be liable for damage caused by improper construction, operation or care of such system, overflow or seepage or for lack of sufficient water for irrigation; (3) The liability of the operators of said District shall be limited to the delivery of water at established outlets of the U.S.B.R. canal; (4) Lots 40 thru 43 will always be subject to irrigation assessments whether or not irrigation water is furnished.

The true and actual consideration for this conveyance is \$46,000.00.

AFTER RECORDING RETURN TO:

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

Mountain Title
222 South 6th Street
Klamath Falls, OR 97601

Stephen Campbell
4900 Lorrayne Place
Klamath Falls, OR 97603

Account Number
C06705

SPECIAL WARRANTY DEED (Continued)
County Tax Account Number
R577824

31830

SUBJECT TO CONTINUED:

9. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 17, 1974 in Volume M74, Page 1227, Microfilm records of Klamath County, Oregon.

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 October 10, 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 October 10, 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 KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Oct A.D., 19 94 at 11:22 o'clock A.M., and duly recorded in Vol. M94 day
of Deeds on Page 31829
FEE \$35.00
By Evelyn Biehn County Clerk
David M. Miller