

## SPECIAL WARRANTY DEED

3290 m<sup>2</sup>Account Number  
C08809County Tax Account Number  
R558051

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Donald Gere Monroe, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 31, 1987, except as specifically set forth herein situated at 5031 Sturdivant, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 46 Lamron Homes, 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. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.
4. Rules, regulations, and assessments of South Suburban Sanitary District.
5. Reservations and restrictions contained in the dedication of Lamron Homes as follows: "1. A 15 foot building set back line as shown on plat. 2. An 8 foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3. The use of the land is for residential purposes only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. The 8 foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown."
6. Declaration of Restrictive Covenants of Lamron Homes, dated July 24, 1958, recorded July 28, 1958, in Volume 301 Page 380, Deed Records of Klamath County, Oregon, and recorded March 19, 1959, in Volume 211 Page 638, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$42,552.

## AFTER RECORDING RETURN TO:

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

Donald G. Monroe  
PO Box 7667  
Klamath Falls, OR 97602

Donald G. Monroe  
PO Box 7667  
Klamath Falls, OR 97602

## SPECIAL WARRANTY DEED (Continued)

Account Number C08809	County Tax Account Number R5580:11
--------------------------	---------------------------------------

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 May 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 )

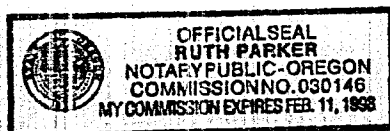
) ss.

On May 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:

Ruth Parker  
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day  
of Oct A.D., 19 94 at 11:06 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 33346

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas M. Biehn