

30779

SPECIAL WARRANTY DEED

Account Number C21714 91394	County Tax Account Number R216073
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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 Paul G. Smith and Denise J. Smith, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before April 18, 1989, except as specifically set forth herein situated at 1718 Crescent, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

The East one-half of Lot 4, Block 34, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Conditions, restrictions as shown on the recorded plat of Hillside Addition.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof. Recorded: May 10, 1919 Book: 50 Page: 203

The true and actual consideration for this conveyance is \$29,000.00.

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

Paul G. Smith
4403 Winter Avenue
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number
C21714 91394

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R216073

34461

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 28, 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

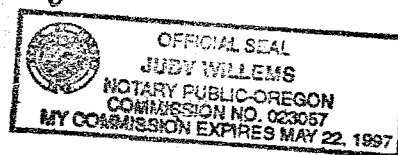
)
) ss.
)

On October 28, 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 Willems
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Nov A.D., 19 94 at 10:38 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 34460

FEE \$35.00

Evelyn Biehn
By Pauline M. Henderson County Clerk