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 MTC 13916-7876
 SPECIAL WARRANTY DEED

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RAYMOND P. CURTIS and EVA M. CURTIS, husband and wife, Grantors, convey and specially warrant to KAY KRATOCHVIL, Grantee, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described as follows, to-wit:

"Lot 8, Block 30, TRACT NO. 1081 FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,
 TOGETHER WITH a 1977 14' x 70' FLEETWOOD mobile home, Oregon License No. X134738, VIN WAFL1A650640491, which is firmly affixed to the real property described herein.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO reservations as contained in plat dedication, to-wit:

"Subject to the following restrictions: (1) a 25 foot building setback from front property lines. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoined property is properly developed. (4) All sanitary facilities subject to approval of the Oregon Department of Environmental Quality. (5) Direct access is vacated to the Keno-Worden Road from all lots. (6) Direct access is vacated to Folley Lane from Lots 3-7, Block 31. (7) Lot 36, Block 35 (Marina Lot) is held in common ownership with all lots. (8) a 25 foot building setback from right of way line of street on which the lot sides. (9) Sanitary setback from Klamath River to be as is shown on the annexed plat."

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$38,000.00.

DATED this 16 day of August, 1993.

Raymond P. Curtis
 RAYMOND P. CURTIS, Grantor

Eva M. Curtis
 EVA M. CURTIS Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 16 day of August, 1993, by Raymond P. Curtis and Eva M. Curtis.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Mary Keneally
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 4/20/96

GRANTORS NAME AND ADDRESS:

Raymond P. & Eva M. Curtis

GRANTEES NAME AND ADDRESS:

Kay Kratochvil

AFTER RECORDING, RETURN TO:

Kay Kratochvil
1531 E. 7th, National City, CA 91950

UNTIL A CHANGE IS REQUESTED.
 SEND TAX STATEMENT TO:

SAME - NO CHANGE

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.