

93206

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

01-04-95A11:27 RCVD

Vol 95 Page 178

SPECIAL WARRANTY DEED

Account Number C03915 83595	County Tax Account Number R2554 M M; OM6: 99 M
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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 Oris B. King and Rose M. King, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before November 23, 1984, except as specifically set forth herein situated at HC 63 Box 583K, Chiloquin OR 97624 in Klamath County, State of Oregon, to wit:

Lot 5 Block 9, KLAMATH COUNTRY, as shown on the map filed in Book 20, page 6 of maps in the office of the Klamath County Recorder, State of Oregon.

Together with the following described mobile home which is firmly affixed to the property. 1979 24 x 60 SKYLINE HOMETTE Serial #03510236N

SUBJECT TO:

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations as contained in plat dedication, to wit:
 1. Public utilities easement 16 feet in width centered on all back and side lot lines.
 2. One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed.
 3. All sanitary facilities subject to the approval of the County Sanitarian.
 4. Any recorded protective covenants.
 5. A 25' easement along the Easterly bank of the Sprague River to provide public access.
 6. Public parking and a 10' public walkway to provide public access to the Sprague River are provided in Block 1, as shown on Sheet 3.
- Easement as set forth on deed dated May 1980, Recorded June 18, 1980 over and upon adjacent lot for the purpose of obtaining a domestic water supply for the benefit of the herein described property from an existing well located upon adjacent lot.
- Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

The true and actual consideration for this conveyance is \$12,000.00.

AFTER RECORDING RETURN TO:

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

Oris B King
15420 S Hallet Way
Chiloquin OR 97624

Oris B King
15420 S Hallet Way
Chiloquin OR 97624

SPECIAL WARRANTY DEED (Continued)

Account Number C03915 83595	County Tax Account Number R255404 M; OM65299 M
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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 September 14, 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

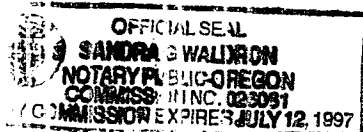
STATE OF OREGON)

County of Marion) ss.

On September 14, 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: Sandra H. Waldron
Notary Public For Oregon



STATE OF OREGON COUNTY OF KLAMATH : ss.

Filed for record at request of Oris B. Kipp the 4th day
of Jan A.D. 19 95 at 11:27 clock A M., and duly recorded in Vol. M95
of Deed on Page 178

FEE \$35.00

Berntha G. Letsch County Clerk

By Sandra H. Waldron