

94364

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

02-02-95A11:01 RCVD

Vol. m95 Page 2415MTC 34079-MK
SPECIAL WARRANTY DEED

Account Number C09776 89456	County Tax Account Number R444157
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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 Stephen King and Cathy King, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 29, 1987, except as specifically set forth herein situated at 946 Alandale, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 20, OLD ORCHARD MANOR in the City of Klamath Falls, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. City Liens, if any, of the City of Klamath Falls.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. Subject to reservations, building restrictions, rights, conditions and easements as shown on the Plat and in the Dedication of Old Orchard Manor, omitting restrictions herein, if any, based on race, color, religion or national origin.
6. There is a building set back line of 20 feet from the West line of Alandale Street shown on the official plat of said addition.
7. Easement and right of way, including the terms and provisions thereof: In favor of: The California Oregon Power Company Dated: January 13, 1951 Recorded: January 23, 1951 Book: 244 Page: 613
8. Declaration of Conditions and Restrictions but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: February 20, 1951 Book: 245 Page 361

The true and actual consideration for this conveyance is \$27,500.00.

AFTER RECORDING RETURN TO:

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

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

Stephen King
5729 Altamont
Klamath Falls, OR 97601

Account Number
C09776 89456

County Tax Account Number
R444157

SPECIAL WARRANTY DEED (Continued)

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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 January 27, 1995. 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

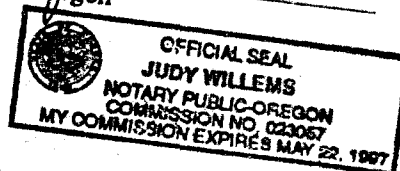
County of Marion

} ss.

On January 27, 1995

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 Willem
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Feb. A.D. 19 95 at 11:01 o'clock P M., and duly recorded in Vol. 1895 day
of Deeds on Page 2415
FEE \$35.00
By Bernetha G. Letsch County Clerk
By Dorlene Miller