

95557

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

02-28-15803-47 RCVD

INTC 34581 MK

Vol 95 Page 4502

## SPECIAL WARRANTY DEED

Account Number  
C20818County Tax Account Number  
R222707

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Robert E. Worthan, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 2, 1988, except as specifically set forth herein situated at 648 South Park Street, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

Lots 54, 55 and , PONDEROSA PARK, 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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Irrigation District.
4. Easement, including the terms and provisions thereof: granted to the City of Chiloquin; recorded January 21, 1959, Book 309 Page 25; affects the back 7-1/2 feet of each lot.
5. Easement, including the terms and provisions thereof, as shown on the Dedication of Ponderosa Park: "subject to a 7-1/2 foot easement along the back of all lots for present and future 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."

The true and actual consideration for this conveyance is \$32,500.00.

AFTER RECORDING RETURN TO:

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

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

Robert E. Worthan  
1102 Almeria Avenue  
Winters, CA 95694

**SPECIAL WARRANTY DEED (Continued)**

4503

Account Number <b>C20818</b>	County Tax Account Number <b>R222707</b>
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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 February 27, 1995. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs  
By Joyce D. Emerson  
Joyce D. Emerson  
Production Coordinator

STATE OF OREGON

County of Marion

)  
) ss.  
)

On February 27, 1995

this instrument was acknowledged before me by the above-named Joyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she 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  
of Feb A.D., 19 95 at 1:47 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 4502

FEE \$35.00

By Bernetha G. Letsch  
Bernetha G. Letsch, County Clerk