

RETURN TO: Andrew C. Brandsness 411 Pine Street Klamath Falls, OR 97601	SEND TAX STATEMENT TO: Steven & Donna Walker 4331 Bartlett Klamath Falls, OR 97603	CLERK'S STAMP
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-SPECIAL WARRANTY DEED-

ATC # Call. 1636

RAYMOND E. WIELAND, Grantor, conveys and specially warrants to STEVE WALKER and DONNA WALKER, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

A parcel of land being a portion of Lot 9 of VILLA SAINT CLAIR SUBDIVISION, situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the Southeast corner of said Lot 9 bears South 00 degrees 13' East, parallel to the East line of said Lot 9, 160.00 feet and North 89 degrees 58' East 20.00 feet; thence North 00 degrees 13' West, parallel to said East line, 140.00 feet to a point on the North line of said Lot 9; thence South 89 degrees 58' West 80.00 feet to the Northwest corner of said Lot 9; thence South 00 degrees 13' East, along the West line of said Lot 9, 140.00 feet; thence North 89 degrees 58' East 80.00 feet to the point of beginning, with bearings based on recorded Survey No. 2690.

TOGETHER WITH a 15 foot wide non-exclusive easement as recorded in Deed Volume M-89 at Page 19281 of the Klamath County Deed Records.

SUBJECT TO AND EXCEPTING:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, liens or incumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

5. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

6. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Villa Saint Clair.

7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

8. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131, and as per Ordinance No. 33, recorded July 10, 1991 in Book M-91 at Page 13347.

9. This property lies within and is subject to the levies and assessments of the Klamath County Drainage District.

10. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

11. Reservations, as set forth in Warranty Deed:

Recorded: January 30, 1945

Book: 173

Page: 55

As follows: For right of way, for water, electricity, telephone, etc., over the herein described property, if needed.

12. Easement, including the terms and provisions thereof:

For: Underground electrical circuit over a portion of Lots 9 and 16.

Granted to: Pacific Power and Light Company

Recorded: June 8, 1978

Book: M-78

Page: 12194

13. Easement, including the terms and provisions thereof:

For: 10 foot wide underground electrical circuit

Granted to: Pacific Power and Light Company

Recorded: October 8, 1980

Book: M-80

Page: 19530

14. Findings of fact, Conclusions of Law and Order in the matter of the Request for a Variance for Ron Larson and Lorena Larson, Variance No. 4-89, recorded July 17, 1989 in Book M-89 at Page 13041, Fee No. 2698.

15. Easement, as disclosed by Major Land Partition:

Recorded: October 11, 1989

Book: M-89

Page: 19281

Fee No.: 6309

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2. SPECIAL WARRANTY DEED

WIELGE01.007

The true and actual consideration for this conveyance is \$25,000.00.

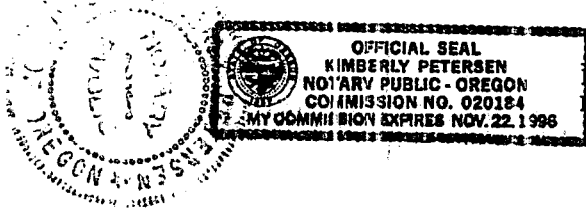
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved use.

DATED this 18th day of February, 1993.

Raymond E. Wieland

STATE OF OREGON)
County of Klamath) ss. February 18th, 1993.

Personally appeared the above-named Raymond E. Wieland and acknowledged the foregoing instrument to be his voluntary act. Before me:



Kimberly Petersen
Notary Public for Oregon
My Commission expires: 11/22/96

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 10th day of March A.D., 19 95 at 10:39 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 5413.

FEE \$40.00

By Bernetha G. Leisch County Clerk