

SPECIAL WARRANTY DEED

Account Number
C20888County Tax Account Number
R571535

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Michael Long and Patricia E. Long, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before August 4, 1988, except as specifically set forth herein situated at 4619 Alpine Street, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 23 in Block 3, of TRACT NO. 1087, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
4. Building setback line 25 feet from front of lot as shown on dedicated plat.
5. An 8 foot utility easement over rear portion of lot, as shown on dedicated plat.
6. Reservations and restrictions as shown on dedicated plat, to wit: "Subject to: (1) a 25 foot building setback on the front of all lots and a 20 foot building setback line along side street lines; (2) easements as shown on the annexed map for construction and maintenance of public utilities and irrigation said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk; (3) additional restrictions as provided in any recorded covenants."
7. Reservations and restrictions as contained in instrument recorded in Volume 226 Page 191, Deed Records of Klamath County, Oregon, to wit: "Subject to use of irrigation rights, ditches, water and drainage rights, and for irrigation purposes for the benefits of adjoining property owners on the West side of the above described property; and subject to all contracts and agreements with the United States of America and/or drainage, and any existing rights of way for ditches or canals heretofore conveyed or used in connection herewith, and subject to all rights and easements, if any affecting said property."
8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded December 23, 1974 in Volume M74 Page 16182, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,350.00.

AFTER RECORDING RETURN TO:

MR. & MRS. Michael Long
11716 Clavis Court
Klamath Falls, OR
97603

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

As now listed

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 June 1, 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 June 1, 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:

Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of June A.D., 19 95 at 3:15 o'clock P M., and duly recorded in Vol. 195
of Deeds on Page 14779

FEE \$35.00

By Bernetha G. Leisch Bernetha G. Leisch, County Clerk