

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

SPECIAL WARRANTY DEED

MTC 35273mk

Account Number C08153	County Tax Account Number OM64655 and R593012
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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 Greg Grimmer, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before November 4, 1986, except as specifically set forth herein situated at 11932 Finley Court, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 5 in Block 2 of PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the following described mobile home which is firmly affixed to the property: Year/1979, Make/Buckingham, Serial Number/AB7SC4890R, Size/28x66.

SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. A 20 foot building setback from streets as shown on plat dedication.
4. Utility easement along rear of lots as shown on plat dedication.
5. Subject to the restrictions as contained in plat dedication, to wit: "(1) A 25 foot building setback line from the front line of all lots except the well lot. (2) Any easements or rights of way of record. (3) A 16 foot public utilities easement, water line easements and drainage easement all as shown on the annexed plat. (4) One foot reserve strips (street plugs) as shown on the annexed plat, to be dedicated to the county and later released by resolution when the adjoining property is properly developed."
6. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument, including the terms and provisions thereof: recorded October 7, 1970 in Volume M70, Page 8985, and amended covenants, conditions and restrictions recorded September 8, 1972 in Volume M72, Page 10125, all Microfilm Records of Klamath County, Oregon.
7. Regulations, including levies, liens, assessments, rights of way and easements of the Mallory Enterprises Public Utility.
8. An Agreement, including the terms and provisions thereof, for a well and water pipeline as disclosed by deed recorded January 5, 1967 in Volume M67, Page 111, and deed recorded March 20, 1968 in Volume M68, Page 2187, all Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$38,000.00.

AFTER RECORDING RETURN TO:

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

~~Mountain Hide
232 S. Bond St
Klamath Falls, OR 97601~~

~~Greg Grimmer
11932 Finley Court
Klamath Falls, OR 97603~~

Greg Grimmer
2168 Rio Drive
Sparks, NV 89436

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 20, 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.
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On June 20, 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 Mountain Title Co the 22nd day
of June A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 16418.

FEE \$35.00

Bernie G. Letsch, County Clerk

Ruth Parker