

11-03-95P02:53 RCVD

OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

MTC 34633 MK

(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

Account Number C20778 90458	County Tax Account Number R568380; M792342
--------------------------------	---

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Loyal G. Garboden and Elizabeth E. Garboden, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before July 7, 1988, except as specifically set forth herein situated at 6813 Waggoner Court, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 10 in Block 4, Tract No. 1085, COUNTRY GREEN, 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: 1983 GOLDEN WEST 28' x 60' Serial No. SM4795.

**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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

The true and actual consideration for this conveyance is \$40,500.00.

**AFTER RECORDING RETURN TO:**

MOUNTAIN TITLE COMPANY  
222 S. 6TH ST.  
KLAMATH FALLS, OR 97601

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

LOYAL G. GARBODEN  
9524 HILL RD.  
KLAMATH FALLS, OR 97603

**SPECIAL WARRANTY DEED (Continued)****30215**

Account Number <b>C20778 90458</b>	County Tax Account Number <b>R568380; M792342</b>
---------------------------------------	--

**SUBJECT TO: (continued)**

5. Subject to the regulations and assessments of the Country Green Homeowners Association.
6. Covenants, conditions and restrictions as shown on the recorded plat, as follows: "This plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns, in whom title may be vested, shall always at their own expense properly install, maintain and operate such systems; (2) The Enterprise Irrigation District, its successors or assigns, and the United States, person, firm or corporation operating the irrigation works of the Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation; (3) The liability of the operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets; (4) The lands will always be subject to irrigation assessments whether or not irrigation water is furnished or used."
7. Agreement, subject to the terms and provisions thereof, by and between South Suburban Sanitary District, a municipal corporation, East Suburban Sanitary District, a municipal corporation, and Henley Land Co., an Oregon Corporation, recorded May 14, 1974 in Volume M74, page 5999, Microfilm Records of Klamath County, Oregon.
8. Subject to Declaration, subject to the terms and provisions thereof, executed by Henley Land Company, Inc., dated July 22, 1974 and recorded July 30, 1974 in Volume M74, page 9272, Microfilm Records of Klamath County, Oregon, to Amendment to Declarations executed by said Henley Land Company, Inc., dated June 12, 1975 and recorded in Volume M75, page 7360, Microfilm Records of Klamath County, Oregon.
9. Right of Way Easement, subject to the terms and provisions thereof, Dated: May 24, 1983 Recorded: June 29, 1983 Volume: M83, page 10137, Microfilm Records of Klamath County, Oregon In Favor of: Pacific Power & Light Company For: Electric transmission and distribution line
10. Notice of Default and Assessment of Lien, subject to the terms and provisions thereof, Recorded: February 17, 1988 Volume: M88, page 2276, Microfilm Records of Klamath County, Oregon Filed by: Country Green Mobile Association, Inc. Against: State of Oregon, Department of Veterans' Affairs For: Membership dues in the amount of \$48.20
11. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

**SPECIAL WARRANTY DEED (Continued)**

**30216**

Account Number <b>C20778 90458</b>	County Tax Account Number <b>R568380; M792342</b>
---------------------------------------	--

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 October 31, 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

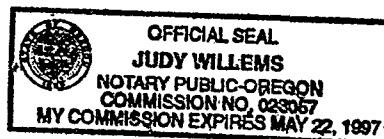
County of Marion

)  
) ss.  
)

On October 31, 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: Judy Willem  
Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company the 3rd day  
of November A.D., 19 95 at 2:53 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 30214

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller