

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

K-49021-D

SPECIAL WARRANTY DEED

Account Number C08015 87695	County Tax Account Number R364714; OM60187
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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 Marvin T. Buchanan and Judith Buchanan, husband and wife, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before October 9, 1986, except as specifically set forth herein situated at Buckmaster Street, Bly, Oregon 97622 in Klamath County, State of Oregon, to wit:

Lot 14, in Block 4 of Tract No. 1093 Pinecrest, 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/Homette, Serial Number/0170, Size/26 x 66.4.

SUBJECT TO:

1. Any taxes for 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Reservations and restrictions contained in the dedication shown on the plat of Tract No. 1093, Pinecrest, as follows: "....subject to: (1) All applicable zoning ordinances and recorded restrictive covenants; (2) Building set-back lines are 75 feet from centerline of street on which the lot sides; (3) 16-foot utility easements centered on all side and back lot lines; (4) Drainage easements as shown on the annexed plat."

The true and actual consideration for this conveyance is \$26,000.00.

AFTER RECORDING RETURN TO:

KLAMATH COUNTY TITLE
PO BOX 151
KLAMATH FALLS, OR 97601

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

MARVIN T. BUCHANAN
PO BOX 532
BLY, OR 97622

SPECIAL WARRANTY DEED (Continued)

Account Number C08015 87695	County Tax Account Number R364714; 0M60187
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SUBJECT TO: (continued)

4. Declaration of Protective Restrictions for Tract No. 1093, Pinecrest, recorded April 2, 1974, in Volume M-84 on page 4015, Microfilm records of Klamath County, Oregon, and re-recorded September 2, 1975 in Deed Volume M-75 on page 10294, Microfilm records of Klamath County, Oregon.

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 May 3, 1996. 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)

) ss.

County of Marion)

(On May 3, 1996

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:

Judy Willem
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 9th day
of May A.D., 19 96 at 11:25 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 13258.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Christy Russell