

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC 37694 KA

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C07345 87025	County Tax Account Number R558293
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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 Timothy P. Lammers and Joann E. Lammers, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before June 12, 1986, except as specifically set forth herein situated at 5048 Sturdivant, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 51 of LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a 15 foot strip of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of Lot 51, LAMRON HOMES SUBDIVISION: thence South 0°07' East a distance of 15 feet to the South line of Section 11; thence North 89°56' West along the South line of Section 11 a distance of 85 feet; thence North 0°07' West a distance of 15 feet to the Southwest corner of Lot 51; thence South 89°56' East along the South line of Lot 51, 85 feet to the point of beginning.

SUBJECT TO:

1. Any taxes for 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.

The true and actual consideration for this conveyance is \$40,000.00.

AFTER RECORDING RETURN TO:

AMERITITLE
222 S. 6TH ST.
KLAMATH FALLS, OR 97601

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

TIMOTHY P. LAMMERS
5048 STURDIVANT
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

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SUBJECT TO: (continued)

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 Klamath Irrigation District.
5. Covenants, conditions and restrictions, recorded July 28, 1958 in Volume 301 page 380 and recorded March 19, 1959 in Volume 310, page 638, Deed Records of Klamath County, Oregon, but omitting restrictions, if any, based on race, color, religion or national origin.
6. Subject to a 15 foot building setback from Sturdivant Avenue, as shown on dedicated plat.
7. Subject to a utility easement along South lot line as shown on dedicated plat.
8. Subject to a proposed irrigation ditch easement along South lot line as shown on dedicated plat.
9. Reservations, restrictions and easements as contained in plat dedication, to wit: "said plat being subject to the following restrictions: 1. A 15-foot building set-back line as shown. 2. An eight foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3. The use of the land is for residential purposes only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. The eight-foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown. 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 maintain and operated such irrigation system. 2. The Klamath 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, liability of the operators of the Klamath Irrigation District being limited to furnishing water at established outlets of the K.I.D. lateral."

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."

SPECIAL WARRANTY DEED (Continued)

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IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this May 21, 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)

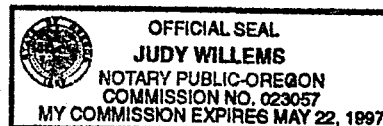
County of Marion)

) ss.

On May 21, 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 AmeriTitle the 29th day
of May A.D., 19 96 at 11:25 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 15465.

Bernetha G. Letsch, County Clerk

FEE \$40.00

By Curt R. Schnepf