

25135

Vol. 196 Page 29265

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATE # 01044974
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C05753	County Tax Account Number R520699
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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 Diane C. Butler and Robert A. Butler, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before September 24, 1985, except as specifically set forth herein situated at 4629 Thompson, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lots 27 and 28 in Block 11, of ST. FRANCIS 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 1996-97 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 \$28,000.00.

AFTER RECORDING RETURN TO:

Robert + Diane Butler
3540 Pine Tree Dr.
Klamath Falls, OR
97601
97603

ASPER TITLE
525 MAIN STREET
KLAMATH FALLS, OR 97601

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

ROBERT BUTLER
4629 THOMPSON
KLAMATH FALLS, OR 97601

SPECIAL WARRANTY DEED (Continued)

29266

Account Number C05753	County Tax Account Number R520699
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SUBJECT TO (continued)

5. Reservations and restrictions as contained in deed recorded July 28, 1941 in Volume 140 at Page 29, Deed Records of Klamath County, Oregon, wherein Geo. S. Rusco, et ux, is grantor and Soren H. Hansen, et al, is grantee, to wit: Also subject to the following restrictions: (1) The value of dwelling houses to be constructed on said property, shall be in the amount of not less than \$2,000.00 of approved floor plans, designs and mode of construction to be approved by grantors or assigns; (2) The principal buildings shall be built on a building line twenty five feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."
6. Reservations, restrictions and easements as contained on plat dedication, to wit: "saving and excepting the right is hereby reserved by the dedicators, their heirs, successors and assigns the privilege to install, operate, maintain, repair and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along, under and over the said streets, alleys and boulevards; also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."

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 September 9, 1996. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Joyce D. Emerson
Production Coordinator

STATE OF OREGON

County of Marion

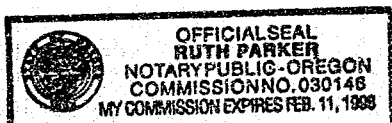
)
) ss.
)

On September 9, 1996

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.

Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of September A.D., 19 96 at 3:50 o'clock AM., and duly recorded in Vol. 496
of Deeds on Page 29265.

Bernetha G. Letsch, County Clerk

By

FEE \$35.00