

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC39374 MS
(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C09258 88938	County Tax Account Number R554787
--------------------------------	--------------------------------------

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto James R. Fine and Rolinda A. Fine, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before July 9, 1987, except as specifically set forth herein situated at 4331 Gary Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

The Northerly 50.1 feet of Lot 10, and the Southerly 12.9 feet of Lot 11, Block 4, FIRST ADDITION TO TONATEE HOMES, 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 Klamath Irrigation District.

The true and actual consideration for this conveyance is \$28,000.00.

AFTER RECORDING RETURN TO:

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

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

JAMES R. FINE
1505 PATTERSON
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number C09258 88938	County Tax Account Number R554787
--------------------------------	--------------------------------------

SUBJECT TO: (continued)

5. Building setback line 20 feet from Gary Street as shown on dedicated plat.
6. Subject to a 10 foot utility and ditch easement along the rear of lot as shown on dedicated plat.
7. Reservations, restrictions and easements as contained on plat dedication, to wit: "Said plat being subject to a building setback as shown along all streets, a 7.5 feet sideline setback along all lots and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right of way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and plantings being placed thereon at the risk of the owner and 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 operate such irrigation system; (2) The Klamath Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of 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 their lateral."
8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded October 5, 1959 in Volume 316, page 326, and amended instrument recorded September 29, 1961 in Volume 332, page 660, all Deed 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."

SPECIAL WARRANTY DEED (Continued)

Account Number C09258 88938	County Tax Account Number R554787
--------------------------------	--------------------------------------

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this October 14, 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

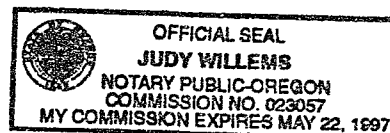
STATE OF OREGON)

County of Marion) ss.

On October 14, 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 28th day
of October A.D., 19 96 at 3:50 o'clock P. M., and duly recorded in Vol. 496
of Deeds on Page 34008.

FEE \$40.00

Bernetha G. Letsch County Clerk
By Kathleen Ross