

'97 JUN -5 P3:44

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC 41379-KA

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number C09753 89433	County Tax Account Number R592843; M832521
--------------------------------	---

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Randell James Whiting and Millicent Florence Whiting, husband and wife, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before November 2, 1987, except as specifically set forth herein situated at 11823 Finley Court, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 1, Block 2, PINE GROVE RANCHETTES, 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: A 1984, 28' x 60', NORTHBROOKE mobile home, Serial No. 8157.

SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, liens, assessments, rights of way and easements of Mallory Enterprises Public Utility.
4. Subject to a 25 foot building setback from Gorden Lane and Finley Court as shown on dedicated plat.
5. Subject to an 8 foot utility easement along north lot line as shown on dedicated plat.

The true and actual consideration for this conveyance is \$43,000.00.

AFTER RECORDING RETURN TO:

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

~~AMERITITLE~~ Grantee
~~PO BOX 5017~~
~~KLAMATH FALLS, OR 97601~~

RANDELL J. WHITING
11823 FINLEY CT.
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

17327

Account Number C09753 89433	County Tax Account Number R592843; M832521
--------------------------------	---

SUBJECT TO: (continued)

6. Subject to restrictions as contained in plat dedication, to wit: "(1) A 25 foot building setback line from the front line of all lots except the well lot; (2) Any easements or rights of way of record; (3) A 16 foot public utilities easement, water line easements and drainage easement all as shown on the annexed plat; (4) One foot reserve strips (street plugs) as shown on the annexed plat, to be dedicated to the County and later released by resolution when the adjoining property is properly developed."
7. 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 7, 1970 in Volume M70, page 8985, and amended covenants, conditions and restrictions recorded September 8, 1972 in Volume M72, page 1025, all Microfilm Records of Klamath County, Oregon.
8. 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.

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 June 3, 1997. 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

)
) ss.
)

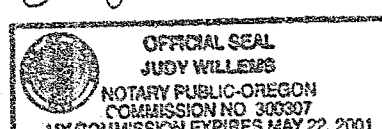
County of Marion

On June 3, 1997

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 Williams
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day
of June A.D., 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 17326

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen