

WHEN RECORDED 11/18/98 P3:14

Klamath County  
403 Pine St.  
Klamath Falls, OR, 97601

MAIL TAX STATEMENTS TO:

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within instrument was received for  
record on the 18th day of June  
1998, at 3:14 o'clock P. M., and  
recorded in book M98 on page 21075.

Record of Deeds of said County

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Title Deputy

Fee: \$30.00

## SPECIAL WARRANTY DEED

FRANCES CARNEVALE, an unmarried widow

GRANTOR, conveys and specially warrants to

KLAMATH COUNTY, a political subdivision of the State of Oregon,

GRANTEE, the following described real property situate in Klamath County, State of Oregon, free of encumbrances created or suffered by GRANTOR except as specifically set forth below:

Lot 5, Block 17, Original Town Of Klamath Falls. LESS the Southeasterly 8 feet thereof for alley purposes as dedicated in Deed Volume 20 at Page 25, Deed Records of Klamath County, Oregon.

## EXCEPTIONS TO TITLE:

1. 1998-1999 Klamath County Taxes and Assessments now a lien, but not yet payable which GRANTEE assumes and agrees to pay.
2. Rights of way of record and apparent thereon.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
5. Restrictions, if any, as shown on the recorded plat of Original Town of Klamath Falls.

Code 1.1 MAP 3809-32AC TL 4500

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$157,000.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

Dated: 6/8/98

Frances Carnevale  
Frances Carnevale

STATE OF New Jersey )  
County of Essex ) ss.

Personally appeared the above named FRANCES CARNEVALE and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Before me

Notary Public for

My Commission expires June 8, 1998

Adele S. Berthold  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEB 19, 1999

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LAW OFFICE OF J. ANTHONY GIACOMINI P.C., 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759