

68519

98 OCT 25 AM 1:35 Vol. 1198 Page 38955



MTC 45988-LW

(Reserved for Recording Purposes)

ODVA Account Number

SPECIAL WARRANTY DEED

C07059

Tax Account Number

R506223

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated April 17, 1986, in the Face Value of \$53,684.00 and recorded on April 18, 1986, in Vol. M86 Page 6631, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Gerald E. Gibson, Karen A. Gibson, Husband And Wife, grantee(s), all of the STATE OF OREGON's right title and interest to the following described real property free of encumbrances created or suffered by the grantor on or before April 17, 1986, except as specifically set forth herein situated at 6421 Bryant Avenue, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 21 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

AFTER RECORDING RETURN TO:

GARALD E. GIBSON
 1988 HWY 99
 KLAMATH FALLS, OR 97603
 OWNER TITLE
 222 SOUTH 6TH STREET
 KLAMATH FALLS OR 97601

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

GARALD E. GIBSON
 6421 BRYANT AVENUE
 KLAMATH FALLS OR 97603

SUBJECT TO:

1. Any taxes for 1998/1999 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. Reservations and restrictions, including the terms and provisions thereof, in deed from Anna E. Simmers, widow of A.J. Simmers, to Herman Lofdahl and W.E. Lofdahl, dated September 2, 1949, recorded September 28, 1949 in Volume 234 Page 248, Deed Records of Klamath County Oregon, to wit: "Rights of way for irrigation and drainage ditches are hereby reserved and not more than two hogs shall be kept on said premises at any one time."
5. Building setback line 20 feet from street, as shown on dedicated plat.
6. Utility easement as shown on dedicated plat. (Affects North 8 feet)
7. Reservations contained in plat dedication, to wit: "(1) A 20 foot building setback line along the front and a 15 foot building setback on the street sideline of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owners, should said construction and maintenance damage them; (3) Additional restrictions as provided in recorded protective covenants."

"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 State of Oregon, represented and acting by the Director of the Oregon Department of Veterans' Affairs, has caused these presents to be executed October 21, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender
By: Curt R. Schnepp
Curt R. Schnepp, Manager, Accounts Services

STATE OF OREGON

County of Marion

))
) Ss.
)

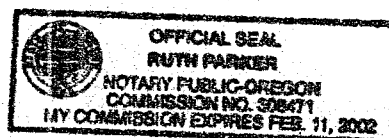
On October 21, 1998,

this instrument was acknowledged before me by the above-named Curt R. Schnepp, who personally appeared, and, being first duly sworn, did say that he is 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 Amerititle
of October 19 A.D., 19 98 at 11:35 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 38955

FEE \$35.00

By Berntha G. Letsch, County Clerk