



K-52866

(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
C20243	R560832

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 12, 1988, in the Face Value of \$49,010.00 and recorded on February 12, 1988, in Vol. M88 Page 1967, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto James M. Alig, 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 February 12, 1988, except as specifically set forth herein situated at 3219 Naoma Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 5, Block 4, TRACT 1063, THIRD ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**AFTER RECORDING RETURN TO:**

FIDELITY NATIONAL TITLE  
2510 REDHILL AVENUE #120  
SANTA ANA CA 92705

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

JAMES M. ALIG  
3219 NAOMA STREET  
KLAMATH FALLS OR 97603

40425

ODVA Account Number

C20243

## 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Utility and irrigation easement as set forth on dedicated plat. (Affects the East 8 feet and North 5 feet)
6. Subject to a 20 foot building setback from Naomi Street as shown on dedicated plat.
7. Reservations, setback lines and easements as set forth on the plat and in plat dedication, to wit: "Said plat subject to: (1) A 20 foot building setback line along the front of all lots and a 15 foot building setback on street sideline of all corner lots; (2) Public utility and irrigation easements to provide ingress and egress for the construction and maintenance of said utilities; (3) Additional restrictions as provided in any recorded protective covenants; (4) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns."
8. Declaration of 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 September 28, 1972 in Volume M72, Page 11040, Microfilm Records of Klamath County, Oregon.

"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 1, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

By: Joyce Emerson  
Joyce Emerson, Production Coordinator

STATE OF OREGON )

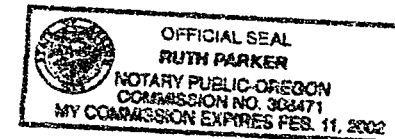
County of Marion )

) Ss.

On October 1, 1998,

this instrument was acknowledged before me by the above-named Joyce Emerson, who personally appeared, and, being first duly sworn, did say that she 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 First American Title the 4th day  
of November A.D. 19 98 at 3:15 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 40424.

FEE \$35.00

By Bernetha G. Letsch, County Clerk