

77411

'99 APR -2 P1:46

Vol 1199 Page 12005



(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number

C06647

Tax Account Number

R621349

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 12, 1986, in the Face Value of \$47,000.00 and recorded on February 12, 1986, in Vol. M86 Page 2626, Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans Affairs, grantor, conveys and specially warrants unto Hugh G. Kiser & Michael G. Kiser, 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, 1986, except as specifically set forth herein, situated at 128 Leach Drive, Midland, Oregon 97634 in Klamath County, State of Oregon, to wit:

The West 104 feet of the East 211 feet of Lot 2 in Block 3 of Midland Hills Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

AFTER RECORDING RETURN TO:

MICHAEL KISER  
PO BOX 43  
MIDLAND, OR 97634

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

MICHAEL KISER  
PO BOX 43  
MIDLAND, OR 97634

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## SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Easement and Release of damages, including the terms and provisions thereof, given by Lela R. Bonham and V. R. Bonham, her husband, to The California Oregon Power Company, a California Corporation, dated August 27, 1930, recorded January 15, 1932, in Deed Volume 96 page 585 and 586, records of Klamath County, Oregon, relative to raising and/or lowering the waters of Upper Klamath Lake and Klamath River between the elevations of 4085 and 4086.5 feet above sea level.
4. Access restrictions, including the terms and provisions thereof, conveyed by Everett L. Leach, et al. to State of Oregon, by and through its State Highway Commission by deed recorded March 26, 1969, in Volume M-69 page 2189, Microfilm records of Klamath County, Oregon.
5. Reservations and restrictions contained in the dedication of Midland Hills Estates, as follows: "...said plat subject to: A 20-foot to 25 foot building set-back line along all streets as shown on the annexed plat, public utility easements as shown on the annexed plat, said easements to provide ingress and egress, restrictions as provided in recorded protective covenants."
6. Declaration of Conditions and Restrictions for Midland Hills Estates recorded April 29, 1970, in Volume M-70 on page 3339, 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 March 9, 1999, 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. Schnepf  
Curt R. Schnepf, Administrator, Veterans Loan Division

STATE OF OREGON )

) Ss.

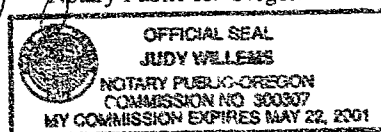
County of Marion )

On March 9, 1999,

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 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 Michael Riser the 2nd day  
of April A.D., 1999 at 1:46 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 12005

Linda Smith County Clerk

FEE

\$35.00

by Kathleen Raza