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mtc 53427-1W

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
5221833	R443639

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 11, 1989, in the Face Value of \$47,955.00 and recorded on December 12, 1989, in Vol M89, Page 23912, in Klamath County, the STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Gail M. Lepley and Constance C. Lepley, 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 December 11, 1989, except as specifically set forth herein, situated at 1021 Applewood, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 84 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon.

space

AFTER RECORDING RETURN TO:

GAIL M. LEPLEY
747 FRONT ST.
KLAMATH FALLS, OR 97601

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

GAIL M LEPLEY
747 FRONT ST
KLAMATH FALLS OR 97601

20493

SUBJECT TO:

1. Any taxes for 2001-2002 when due or payable.
2. Any Right of Redemption as provided by law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Reservations and restrictions contained in the dedication of Merryman's Replat of Vacated Portion of Old Orchard Manor, as follows: "Subject to all of the conditions and restrictions made for the original plat of Old Orchard Manor contained in that certain "Declaration of Conditions and Restrictions" recorded in Klamath County, Deed Records, Volume 245 at Page 361."
5. Building Restrictions as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor, as follows: "(1) Lots are for residential purposes only and are limited to one residence per lot. (2) Easements for installation and maintenance of utilities and drainage are reserved in 7.0 feet strips of land along the rear of all lots.
6. A 20 foot building set-back line as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor.

"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 May 1, 2001, 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, VLD

STATE OF OREGON)
)ss.
County of Marion)

On May 1, 2001,

this instrument was acknowledged before me by the above-named Curt R. Schnepf, Administrator, VLD, 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: *Arlene E Baker*
Notary Public for Oregon

State of Oregon, County of Klamath
Recorded 05/04/01, at 11:15 a.m.
In Vol. M01 Page 20492
Linda Smith,
County Clerk Fee\$ 26⁰⁰

