

01 MAY 17 PM 2:44

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(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

ODVA Account Number	Tax Account Number
5209812	R512118

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 19, 1988, in the Face Value of \$42,500.00 and recorded on August 29, 1988, in Volume M88, page 13958, 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 Susan Krouse, sole owner, 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 August 19, 1988, except as specifically set forth herein, situated at 5240 Bryand Avenue, Klamath Falls, Oregon 97603-5018 in Klamath County, State of Oregon, to wit:

Tract 43 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

ASPEN TITLE
525 MAIN ST
KLAMATH FALLS OR 97601

SUSAN KROUSE
118 CRESCENT CT
SCOTTS VALLEY CA 95066-2815

31A

SUBJECT TO:

1. Any taxes for 2001-2002 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 Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Subject to a 30 foot building setback from Bryant Avenue as shown on dedicated plat.
6. Reservations and restrictions as contained in plat dedication, to wit: "Hereby dedicate, donate and convey to the Public, for Public use forever the roads, Irrigation Laterals, Underground Irrigation System and Lot 66 for a park subject to the setback lines as shown on annexed plat and an easement over all lots for future sewers or utilities along the back line of all lots." And, "the underground irrigation distribution system shown on annexed plat and mentioned in a contract dated March 26, 1946, to which reference is hereby made, is approved subject to said contract Enterprise Irrigation District."
7. Agreements as to irrigation between Irving E. Gray et al, and the Enterprise Irrigation District recorded August 5, 1946 in Book 193, page 346, Deed Records, subject to the terms and provisions thereof.
8. Reservations and restrictions as contained in Deed recorded June 21, 1948, in Book 222, page 47, Deed Records of Klamath County, Oregon; Grantors: Harvey C. Martin and Violet L. Martin, husband and wife and Irving E. Gray and Rosie Gray, husband and wife; Grantees: George F. Morin and Daisy Mae Morin, husband and wife; to wit: "Principal buildings shall be single family dwellings with not less than 650 square feet floor area. Temporary structures and occupancy of same for living quarters shall not be permitted. House shall be of standard construction with floor plans and designs meeting with grantors' approval. No building shall be located nearer to the front tract line than 30 feet, nor nearer to the side tract lines than 5 feet. The side line restriction shall not apply to garages or other buildings in the rear. Subject, however, to an easement for ditches and pipe lines to convey water for irrigation and domestic use for benefit of adjacent property owners. Tract shall not be subdivided. Animals shall be restricted to household pets. Fowls limited to 150.

"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."

ODVA Account Number

5209812

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 10, 2001, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS - Lender

By: Joyce D. Hlopek
Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON)
)ss.
County of Marion)

On May 10, 2001,

this instrument was acknowledged before me by the above-named Joyce D. Hlopek, Accounts Services Manager, 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: Tina Witherell
Notary Public for Oregon



State of Oregon, County of Klamath
Recorded 05/17/01, at 2:44 p.m.
In Vol. M01 Page 22801
Linda Smith,
County Clerk Fee\$ 31⁰⁰