



mtc S3563 -ms

(Reserved for Recording Purposes)

**SPECIAL WARRANTY DEED**

ODVA Account Number	Tax Account Number
	R554545

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 24, 1987, in the Face Value of \$33,002.00 and recorded on February 24, 1987, in Vol. M87 Page 3021, 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 Martha Pigeon, 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 24, 1987, except as specifically set forth herein, situated at 4340 Barry Avenue, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

The East 15 feet of Lot 1 and all of Lot 2, LESS the Northeasterly 17.3 feet, all in Block 2, of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

**Marth E. Pigeon**  
**3831 Hope Street**  
**Klamath Falls, OR. 97603**

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

**MARTHA E PIGEON**  
**3831 HOPE ST**  
**KLAMATH FALLS OR 97603**

3100M

**35023****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 Klamath 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on recorded plat of First Addition to Tonatee Homes; "subject to a building set-back as shown along all streets, a 7.5 foot side line setback along all lots, and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right of way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."
6. A 20 foot building setback line as shown on the dedicated plat.
7. A 10 foot utility easement and irrigation easement along the Southerly lot line as shown on the dedicated plat.
8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 5, 1959 in Volume 316, page 326, and corrected by instrument recorded in Volume 332, page 660, Deed Records of Klamath County, Oregon.
9. An easement, created by instrument, including the terms and provisions thereof, dated April 27, 1960, recorded May 1960, Volume 321 page 336, Deed Records of Klamath County, Oregon, in favor of California Oregon Power Company for right of way.

"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."

35024

ODVA Account Number

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 July 13, 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

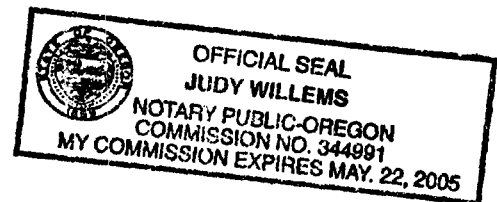
STATE OF OREGON     )  
                              )ss.  
County of Marion     )

On July 13, 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:

Judy Willem  
Notary Public for Oregon



State of Oregon, County of Klamath  
Recorded 07/17/01 at 3:12 p.m.  
In Vol. M01 Page 35022  
Linda Smith,  
County Clerk Fee \$ 31.00