

'02 FEB 27 PM 3:11

KNOW ALL PERSONS BY THESE PRESENTS, That ANTHONY J. PRINCIPI
_____, as Secretary of Veterans Affairs, an Officer of the United States of America,
whose address is Veterans Administration, Washington, D. C. 20420, hereinafter referred to as Grantor, in
consideration of EIGHTY ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$81,700.00)

paid by PETER H. WALTON and MICHELE R. WALTON, husband and wife
_____, hereinafter referred to as
Grantee(s) does bargain and sell and convey unto said Grantee(s) and the heirs or successors and assigns of
Grantee(s) all the following-described real property, with the tenements, hereditaments, and appurtenances,
situated in the _____ County of Klamath, Oregon, to wit:

Lot 4 of SUMMERS LANE HOMES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-00411BB-01200-000
Key No. 550950

State of Oregon, County of Klamath
Recorded 02/27/2002 3:11p m.
Vol M02, Pg 12003-5
Linda Smith, County Clerk
Fee \$ 31.02 # of Pgs 3

SUBJECT TO THE FOLLOWING: SEE ATTACHED EXHIBIT "A"

AFTER RECORDING RETURN TO:
Mr. & Mrs. Peter H. Walton
2816 Rosemont
Medford, Oregon 97504

SEND TAX STATEMENTS TO:
Veterans Administration
1220 SW 3rd, Room 1255
Portland, Oregon 97204
Loan No. 48-48-7-0002756

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.

TO HAVE AND TO HOLD, the above-described and granted premises unto the said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever. Grantor covenants to and with the above-named Grantee(s), and the heirs or successors and assigns of Grantee(s) that Grantor will, and his/her successors shall warrant and defend the above-granted premises to the said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor, on the 25TH day of February, 2002, has caused this instrument to be executed in his/her name and on his/her behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified, and acting pursuant to sections 212 and 1820 of Title 38, United States Code, and sections 36.4221, 36.4342, and 36.4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

EXECUTED IN THE PRESENCE OF

* ANTHONY J. PRINCIPI (SEAL)

* _____
* _____

As Secretary of Veterans Affairs
By [Signature] (SEAL)

Authorization recorded in vol. _____ of the
_____ Records of the County wherein the
above-described property is situated, at page _____

* Richard D. Kemp, Acting
Loan Guaranty Officer of the Veterans Administration, his Attorney in fact.

STATE OF OREGON

COUNTY OF MULTNOMAH

ss:

12004

Personally appeared Richard D. Kemp, Acting LGO, who, being duly sworn, did say that he/she is a Loan Guaranty Officer of the Veterans Administration, an agency of the United States Government, that he/she is the attorney in fact for Anthony J. Principi, as Secretary of Veterans Affairs, and that he/she executed the foregoing instrument by authority of and in behalf of said principal; and he/she acknowledged said instrument to be the act and deed of said principal. Before me:

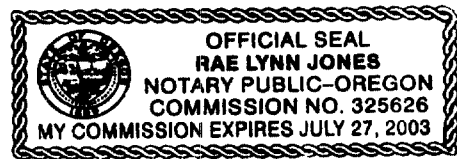
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the 25 day of February, 2002.

My commission expires:

7-27-03

Rae Lynn Jones
Notary Public for the State of Oregon

* Print, typewrite, or stamp names of Administrator of Veterans Affairs and Loan Guaranty Officer; and also names of witnesses and Notary Public immediately underneath such signatures.



SPECIAL
WARRANTY DEED

SECRETARY OF VETERANS AFFAIRS

TO

STATE OF OREGON,

COUNTY OF

ss:

I certify that the within instrument was received for record on the day of

, 19

at o'clock M., and recorded

in book on page

Record of Deeds of said County.

Witness my hand and seal of county affixed.

County Clerk
Recorder of Conveyances

By Deputy

15003

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Irrigation District.

The premises herein described are within and subject to the statutory powers; including the power of assessment and easements of Klamath County Drainage District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.

Acceptance of terms and conditions of Reclamation Extension Act, subject to the terms and provisions thereof, by J. M. Ezell, dated November 7, 1914, recorded November 7, 1914 in Deed Volume 43 at page 15, Deed Records of Klamath County, Oregon.

Reservations, restrictions and easements as contained in plat dedication, to wit:

"Hereby dedicate, donate and convey unto the public for public use forever, all streets, lanes and avenues, and does hereby convey unto all subsequent owners, perpetual rights to the use of all irrigation and drainage ditches shown on the plat, for irrigation and drainage of lots, and does hereby grant public easements for future sewer lines and other utilities across all lots where needed for public health and welfare, and that it does hereby declare this plat to be subject to the following conditions:

(1) The use of the land platted herein, is for residential purposes only and is limited to one residential building per lot. (2) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications for one living unit. (3) Minimum foundation areas, not including garage or storage space, shall be as follows: One story residences, 1000 square feet, one and one half or two story residences 800 square feet, (4) Septic tanks shall conform to the specifications for such, provided by the State Board of Health. Subject to the following conditions; (1) The owners of Summers Lane Homes and their heirs and assigns, shall forever be responsible for the delivery of irrigation water from established outlets from the U.S.B.R. canals to the lots in said subdivision, and shall always, at their own expense properly maintain and operate any irrigation system for handling such water, (2) The Klamath Irrigation District, its successors and assigns, or any person, persons firm or corporation, operating the irrigation works of said district, shall never be liable for damage caused by improper or inadequate delivery and disposal of water through the irrigation and drainage systems provided for said subdivision by the owners; (3) The liability of the operators of The Klamath Irrigation District is limited to the delivery of water to established outlets in the U.S.B.R. canals."

Grant of Easement, subject to the terms and provisions thereof, dated June 8, 1955 and recorded July 7, 1955 in Volume 275 at page 495 Deed Records of Klamath County and recorded November 10, 1955 in Volume 279 at page 142, Deed Records of Klamath County, Oregon.

Subject to a 25 foot building setback from Onyx Avenue as shown on dedicated plat.

Subject to an easement for power and phone lines along North 10 feet of lot as shown on dedicated plat.

Subject to an irrigation ditch easement along rear lot line as shown on dedicated plat.

Covenants, easements 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 March 6, 1956 in Book 281 at page 330, Deed Records of Klamath County, Oregon.

Grant of Right of Way, subject to the terms and provisions thereof;
Dated: November 24, 1958
Recorded: November 26, 1958
Volume: 307 at page 1, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: Pole and wire lines

Right of Way Easement, subject to the terms and provisions thereof,
Dated: November 30, 1976
Recorded: December 8, 1976
Volume: M76, page 19697, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company
For: Transmission and distribution line

Reservations or exceptions in patents or in Acts authorizing the issuance thereof.