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State of Oregon, County of Klamath

Recorded 06/08/05 3:14 p m

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Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

Aspenview

(Reserved for Recording Purposes)

SPECIAL WARRANTY DEED

Account Number
C07369 87049

County Tax Account Number
R554572

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Douglas J. Lambert and Tonya D. Lambert, grantee(s), the following-described real property free of encumbrances created or suffered by the grantor on or before June 19, 1986, except as specifically set forth herein situated at 4338 Gary Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

The South 52 feet of Lot 10 and the North 5 feet of Lot 11, Block 1, First Addition to Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1997-98 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Reservations and restrictions contained in the dedication of First Addition to Tonatee Homes.

The true and actual consideration for this conveyance is \$35,200.00.

AFTER RECORDING RETURN TO:

DOUGLAS J. LAMBERT
4338 GARY ST.
KLAMATH FALLS, OR 97603

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

DOUGLAS J. LAMBERT
4338 GARY ST.
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED (Continued)

Account Number C07369 87049	County Tax Account Number R554572
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SUBJECT TO: (continued)

6. Building and Use Restrictions, executed by Paul McAtee, et al., dated October 5, 1959, recorded October 5, 1959, in Deed Volume 316 page 226 and corrected by instrument recorded September 29, 1962, in Deed Volume 332 page 660, records of Klamath County, Oregon.

TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

"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 Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this December 12, 1997. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Curt R. Schnepf
Curt R. Schnepf
Manager, Accounts Services

STATE OF OREGON)

County of Marion)

) ss.

On December 12, 1997

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 duly 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

