

42766

K-36035

BARGAIN AND SALE DEED

Vol. 1784 Page 18607

IN CONSIDERATION OF Ten and no/100 Dollars (\$10.00), and other valuable consideration paid to the Director of Veterans' Affairs, the STATE OF OREGON does hereby grant, bargain, sell and convey unto Theresa Sanford, grantee, the following described premises situated in Klamath County, State of Oregon, to wit:

South 40 feet of Lot 12, Block 27 of West Klamath and Lot 11 in Block 27 of West Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

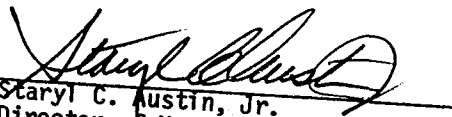
Excepting and reserving to itself, its successors, and assigns, all minerals, as defined in ORS 273.775(1), and including soil, clay, stone, sand and gravel and all geothermal resources, as defined in ORS 273.775(2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for and removing such minerals and geothermal resources; provided, however, that the rights hereby reserved to use the surface for any of the above activities shall be subordinate to that use of the surface of the premises deeded herein, or any part thereof, being made by the owner thereof on the date the State of Oregon leases its reserved minerals or geothermal resources; in the event of such use of the premises by a surface rights owner would be damaged by one or more of the activities described above then such owner shall be entitled to compensation from the State's lessee to the extent of the diminution in value of the surface rights owner's interest.

TO HAVE AND TO HOLD said real property unto said grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 23rd day of May, 1983.

The true and actual consideration for this transfer is \$12,000. The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON

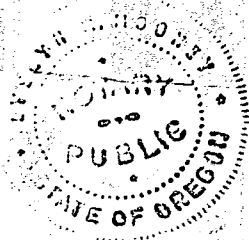

Staryl C. Austin, Jr.
Director of Veterans' Affairs

STATE OF OREGON)
) ss
County of Marion)

18608

Before me, a Notary Public, personally appeared the above-named
Staryl C. Austin, Jr. Director of Veterans' Affairs for the State of Oregon,
and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last above
written.



Evelyn M. Nooney
Notary Public for Oregon
My Commission expires: 2/16/87

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

Return to

Neil M. & Theresa M. Gregory
Rt. 3 Box 234 J
Klamath Falls, Oregon 97601

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on this 31st day of October A.D. 19 84
at 1:55 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 8.00 Index: \$1.00