

1-1-74

49680

## BARGAIN AND SALE DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. KOPCZAK

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto The State of  
Oregon, represented and acting by the Director of Veterans' Affairs

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

Parcel No. 1 A parcel of land situated in Section 33, Township 35 South, Range 7 East of  
the Willamette Meridian in the County of Klamath, State of Oregon, described as follows:  
Government Lots 18, 23, 26, 31 and that portion of Government Lots 17 and 24 lying Westerly  
of Southern Pacific Railroad. Continued on Reverse

Parcel No. 2 Those parts of Government Lots 17 and 24 Section 33, Township 35 South,  
Range 7 East of the Willamette Meridian. lying West of the Dalles-California Highway and  
East of the right of way of the Southern Pacific Company. Continued on Reverse

Acceptance of this Bargain and Sale Deed in Lieu of Foreclosure effects a merger of the  
fee ownership and the grantee's lien of mortgage, grantee may retain all payments  
received to date.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

⓪ However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of June, 1985,  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

Richard R. Kopczak

(If executed by a corporation,  
affix corporate seal)(If the signer of the above is a corporation,  
use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before  
me this June 11, 1985, by  
Richard R. Kopczak

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this  
June 11, 1985, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(SEAL)

Notary Public for Oregon

My commission expires: 8-31-86

Richard R. Kopczak

Post Office Box 361

Chiloquin OR 97624

GRANTOR'S NAME AND ADDRESS

The State of Oregon

c/o Director of Veterans' Affairs

700 Summer Street NE, Salem OR 97310-1201

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael C. Miller

601 Main Street, Suite 210

Klamath Falls OR 97601-6007

NAME, ADDRESS, ZIP

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

The State of Oregon

c/o Director of Veterans' Affairs

700 Summer Street NE, Salem OR 97310-1201

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instru-  
ment/microfilm/reception No.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By Deputy

Check 9.00

continued from reverse:

8680

Parcel No. 1

TOGETHER WITH a perpetual non-exclusive roadway easement twenty feet in width for ingress and egress over and upon a parcel of land situated in Government Lot 17 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said easement lying ten feet on either side of the following described center line: Beginning at a point on the Westerly right of way line of U. S. Highway No. 97 from which the East one-quarter corner of said Section 33 bears North 86°30'50" East, 293.77 feet; thence leaving said right of way line South 87°19'13" West, 64.84 feet; thence South 59°57'03" West, 153.94 feet; thence South 77°35'53" West, 38.89 feet to the Easterly right of way line of the Southern Pacific Railroad and the terminus of this easement.

continued from reverse:

Parcel No. 2EXCEPT THE FOLLOWING:

Starting at the East Quarter section corner of said Section 33; thence South 0°28'45" West along the East line of said Section 1314.0 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section, being also the Southeast corner of Lot 24 of said Section and being also 14.69 feet distant Easterly from (when measured at right angles to) the relocated center line of the Dalles-California Highway at Engineers Station 1137 + 25.9; thence South 89°54'15" West along the South Boundary of said Lot 24 a distance of 65.63 feet to the West right of way line of said Highway and the true beginning point of this description; being also 50 feet distant Westerly from (when measured at right angles to) Engineers Station 1137 + 37.0; thence from said true beginning point South 89°54'15" West 234.0 feet to the Easterly right of way line of the Southern Pacific Railroad; thence North 10°18'23" West along said R. R. line 550 feet more or less, thence North 89°54'15" East 236.6 feet to the Westerly right of way line of the said Highway; thence South 9°32' East along said right of way line 548.0 feet, more or less, to the true point of beginning.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 11th day of June A.D. 19 85  
 at 10:22 o'clock A M, and duly  
 recorded in Vol. 885 of Deeds  
 Page 3679

**EVELYN BIEHN, County Clerk**By [Signature] DeputyFee \$9.00