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MTC-17059
DEED IN LIEU OF FORECLOSURE

C00713

Vol. M87 Page 4468

DENNIS J. RADFORD and JUDY L. RADFORD, grantors convey to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, Grantee, the following described real property:

Lots 5, 6 and 7 in Block 4 in FAIRHAVEN HEIGHTS IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Excepting and reserving to itself, its successors, and assigns, all minerals, as defined in ORS 273.775(1), 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 reasonable 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 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.

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** This Deed is given in lieu of foreclosure of that certain Land Sale Contract dated January 22, 1982, recorded January 25, 1982 as Book M82, Page 979, Deed Records of Klamath County, Oregon wherein grantee herein was Seller and DENNIS J. and JUDY L. RADFORD were the purchasers, the unpaid balance of which is \$15,905.23, and this Deed is intended to reconvey any interest in the above-described property of MICHAEL J. DAMPIER (Assigned by Contract 3-9-84, Vol. M84, Page 3886) to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs.

This transfer of ownership is intended as an absolute conveyance of all title and interest in the above-described property.

Actual consideration of this conveyance is satisfaction of the balance owing on the above-mentioned Land Sale Contract. All payments previously made to the Seller by the Purchaser are to be retained by the Seller.

Dated this 9 day of March, 1987.

**ALSO RECONVEYS CONTRACT M84-3889

Dennis J. Radford
DENNIS J. RADFORD

Judy L. Radford
JUDY L. RADFORD

STATE OF OREGON }
County of Baker } ss.

On this 9th day of March, 1987, before me a Notary Public, personally appeared the above-named DENNIS J. RADFORD and JUDY L. RADFORD and acknowledged the foregoing to be their voluntary act and deed.

WITNESS my hand and official seal.

Janet Shepardon
JANET SHEPARDSON
NOTARY PUBLIC-OREGON
My Commission Expires 3-4-91

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Return: LVA
3949 SW 4th St.
Suite 102, Klamath Falls, OR
97601

8344

4469

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day
of March A.D. 19 87 at 10:14 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 4468

FEE \$14.00

Evelyn Biehn,
By Pat Smith County Clerk