

MYC 26149

BARGAIN AND SALE DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, does hereby grant, bargain, sell and convey unto HARRY ALDRIDGE, AUDREY ALDRIDGE, LAURIE T. BRINK and RANDAL D. BRINK, with right of survivorship, grantees, the following described premises situated in Klamath County, State of Oregon, to wit:

That portion of Lots 19 and 20, Block 8, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 20; thence East along the North line of said Lot 20, a distance of 101 feet; thence South on a line parallel to and 101 feet distant from the West line of said Lots 20 and 19 to the South line of said Lot 19; thence West on the South line of said Lot 19 a distance of 101 feet to the West line of said Lot 19; thence North on the West line of said Lots 19 and 20 a distance of 215.6 feet, more or less, to the point of beginning, said tract of land being the Westerly 101 feet of said Lot 19 and 20 in Block 8, Altamont Acres.

SUBJECT TO:

1. Any taxes for 1991-92 when due or payable. Tax account No. 541747.
2. Any redemption related to the foreclosure of that certain mortgage dated August 19, 1976, wherein Vernon John Stevens and Gloria J. Stevens were the mortgagor.
3. Conditions, restrictions as shown on the recorded plat of Altamont Acres.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.

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6. Reservations and restrictions, including the terms and provisions thereof, recorded November 17, 1943 in Book 160 at Page 27, Deed Records of Klamath County, Oregon, wherein F. L. Weaver and Elsie H. Weaver, husband and wife are grantors and William O. Weaver is grantee.

TO HAVE AND TO HOLD said real property unto said grantees.
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 USES."

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 27th day of August, 1991.

The true and actual consideration for this conveyance is \$44,999. The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Cliff Jones
Cliff Jones
Loan Processing Manager

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STATE OF OREGON)
)ss
County of Marion)

Before me, a Notary Public, personally appeared the above-named Cliff Jones, authorized to act on behalf of the duly appointed and acting Director of Veterans' Affairs for the STATE OF OREGON, and acknowledged the foregoing instrument to be his voluntary act and deed.

Betty C. Hirota
Notary Public for Oregon
My Commission expires:



ds/bh/eab/1991

AFTER RECORDED RETURN TO:

HARRY & AUDREY ALDRIDGE
5240 Bristol Ave.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

HARRY & AUDREY ALDRIDGE
AND LAURA & RANDAL BRINK
3640 Onyx
Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 30th day of Aug. A.D., 19 91
at 9:57 o'clock A M. and duly recorded
in Vol. M91 of Deeds Page 17375

Evelyn Biehn County Clerk

By Daniel M. McManis Deputy.

Fee, \$38.00