

BARGAIN AND SALE DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, does hereby grant, bargain, sell and convey unto CITICAPITAL CORP., grantees, the following described premises situated in Klamath County, State of Oregon, to wit:

Lot 8, Block 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1991-92 when due or payable. Tax account No. Key #373517.
2. Any redemption related to the foreclosure of that certain mortgage dated April 21, 1978, wherein Timothy J. Prindiville and Signe D. Prindiville were the mortgagor and subsequently assumed by Faye M. Brattain by agreement recorded March 8, 1989.
3. Subject to the right of redemption arising from a Decree of Foreclosure in Case Number 9101547CV in the Circuit Court of the State of Oregon for the County of Klamath. Said redemption period ends in accordance with Federal Code 28 USC Section 2410(c) and (d).
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
5. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition to the City of Klamath Falls.

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."

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FEB 19 1992

IN WITNESS WHEREOF, the Director of Veterans' Affairs
has caused these presents to be executed this 13th day of
January, 1992.

The true and actual consideration for this conveyance
is \$37,000. The foregoing recital of consideration is
true as I verily believe.

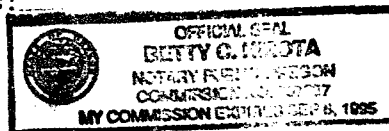
STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Cliff Jones
Cliff Jones
Loan Processing Manager

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:



em/bh/eab/3164

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of Feb. A.D., 19 92 at 3:41 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 3213.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendore