

Aspen Title # 01038158  
BARGAIN AND SALE DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, does hereby grant, bargain, sell and convey unto STEVEN L. PISAN AND FRANCES E. PISAN, Husband and Wife,, the following described premises situated in Klamath County, State of Oregon, to wit:

Lot 4, Block 2, Tract 1008, BANYON PARK, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1991-92 when due or payable. Tax account No. 571090.
2. Conditions, Restrictions as shown on the recorded plat of Banyon Park.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. 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, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131, and as per Ordinance No. 33, recorded July 10, 1991 in Book M-91 at Page 13347.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

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6. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
Recorded: December 30, 1970  
Book: M-70  
Page: 11421

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 4th day of May, 1992.

The true and actual consideration for this conveyance is \$49,000.00. 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/3460/AN

STATE OF OREGON: COUNTY OF KLAMATH:     ss.

Filed for record at request of Aspen Title Co. the 10th day  
of March A.D., 19 92 at 9:01 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 4852.  
Evleyn Biehn     County Clerk  
By Pauline Nickenshire

FEE     \$40.00

Return: ATC