

BARGAIN AND SALE DEED

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

Lot 11, Block 36, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Together with the following described mobile home which is firmly affixed to the property: 1976 Walden 2U, Serial No. GG6011807945.

SUBJECT TO:

1. Any taxes for 1991-92 when due or payable. Tax account No. 486986 and Mobile Home tax account No. 137227.
2. Any redemption related to the foreclosure of that certain mortgage dated June 15, 1979, wherein Timothy Alverson and Sharyl M. Alverson were the mortgagor.
3. Subject to rules and regulations of Fire Patrol District.
4. Conditions, Restrictions as shown on the recorded plat of Sixth Addition to Klamath River Acres.
5. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
6. Easement, including the terms and provisions thereof:
For: Transmission and distribution of electricity
over Sec. 25 and 26, Twp 39 S., R 7 EWM.
Granted to: California Oregon Power Company
Recorded: November 16, 1956
Book: 288
Page: 72
7. Agreement, including the terms and provisions thereof:
Regarding: Well
Between: Gary A. Williams
And: Raymond I. Gibson
Recorded: May 18, 1978
Book: M-78
Page: 10449
Affects: Lots 11 and 12, Block 36

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8. Agreement, including the terms and provisions thereof:
Regarding: Well
Between: Gary A. Williams
And: Raymond J. Gibson
Recorded: October 23, 1978
Book: M-78
Page: 23779
Affects: Lot 11 and 12, Block 36

Said Agreement was assigned to all heirs and assigns of the current owners by assignment:

Recorded: October 23, 1978
Book: M-78
Page: 23779

TO HAVE AND TO HOLD said real property unto said grantee, his 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 16th day of April.

The true and actual consideration for this conveyance is \$20,000.00. The foregoing recital of consideration is true as I verily believe.

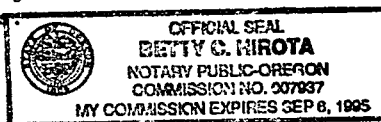
STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Cliff Jones
Cliff Jones
Loan Processing Manager

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/3800 v

AFTER RECORDING RETURN TO:

Dan Williams
8404 McLaughlin Lane
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of April A.D., 19 92 at 2:34 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 9089.

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline M. Biehn