

59425

OREGON

DEPARTMENT OF  
VETERANS' AFFAIRS

APR 5 AM 11 24

Vol. 93 Page 6818

MTC 1396-6271  
BARGAIN AND SALE DEEDAccount Number  
C00593County Tax Account Number  
R570992

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, does hereby grant, bargain, sell and convey unto Paul A. Barker and Anselma Barker, grantee(s), the following described real property at 4729 Sumac Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 6 in Block 1, TRACT 1008 known as BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775, (EXCEPT soil, clay, stone, sand, and gravel), and all geothermal resources, as defined in ORS 522.005 together with the right to make such use of the surface as may be reasonably necessary for, exploring for, mining, extracting, storing, drilling for, and removing such minerals, materials, and geothermal resources. In the event 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 real property, based on the actual use by the surface rights' owner at the time the State's lessee conducts any of the above activities.

## SUBJECT TO:

1. Any taxes for 1993-94 when due or payable.
2. Any Right of Redemption as Provided by Law.

The true and actual consideration for this conveyance is \$39,777.

## AFTER RECORDING RETURN TO:

Mountain Title - Collection 28796  
PO Box 5017  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address:

NO CHANGE

~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~

## BARGAIN AND SALE DEED (Continued)

Account Number  
C00593County Tax Account Number  
R570992

TO HAVE AND TO HOLD said real property unto said grantee(s), 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 the Oregon Department of Veterans' Affairs has caused these presents to be executed this March 31, 1993. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Robert B. Brown  
Robert B. Brown  
Assistant Director, VSD

STATE OF OREGON )

County of Marion ) ss

March 31, 1993

personally appeared the above-named Robert B. Brown and, being first duly sworn, did say that he is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: [Signature]  
Notary Public For Oregon

My Commission Expires: February 11, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 5th day  
of April A.D., 19 93 at 11:24 o'clock A M. and duly recorded in Vol. M93  
of Deeds on Page 6818  
Evelyn Biehn - County Clerk  
By [Signature]

FEE \$35.00