

65287

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

07-28-93A10:51 RCVD

Vol. m93 Page 18420MTC 29707-mk
BARGAIN AND SALE DEED

Account Number C00724 80404	County Tax Account Number R223038
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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 Robert D. Ferguson, grantee(s), the following described real property at 635 Park Avenue, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

Lots 15 and 16 in Block 12, CHILOQUIN DRIVE ADDITION to the City of Chiloquin, 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 \$26,000.00.

AFTER RECORDING RETURN TO:

Mountain Title Company
222 S 6th St.
Klamath Falls, OR 97601

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

Robert D. Ferguson
P O Box 228
Chiloquin, OR 97624

BARGAIN AND SALE DEED (Continued)

18421

Account Number
C00724 80404County Tax Account Number
R223038

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 July 22, 1993. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Joyce Emerson
Joyce Emerson
Accounts Services

STATE OF OREGON

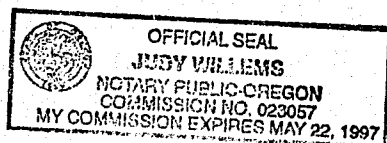
County of Marion

July 22, 1993

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

Before me:

Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 28th day
of July A.D., 19 93 at 10:51 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 18420

FEE \$35.00

Evelyn Biehn County Clerk

By Paula Mullins