

65744

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

08-04-93P03:33 RCVD

Vol 1m93 Page 19315

Aspen Title #01040155
BARGAIN AND SALE DEED

Account Number
F85194

County Tax Account Number
R213600

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 LAKE LAUGHLIN CAPITOL CORP., A NEVADA CORPORATION, grantee(s), the following described real property at 718 ROSEMARY DR., KLAMATH FALLS OR 97601 in KLAMATH County, State of Oregon, to wit:

The West 36 feet of Lot 41 and the East 17 feet of Lot 42, ROSELAWN, Resubdivision of Block 70 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 93-94 when due or payable.
2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Roselawn, Resubdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls.
3. Easement, including the terms and provisions thereof:
For: Right of way, water mains and electric transmission
line over this and other property
Granted to: California Oregon Power Company
Recorded: April 18, 1927
Book: 75
Page: 399

The true and actual consideration for this conveyance is \$19,553.00.

AFTER RECORDING RETURN TO:

LAKE LAUGHLIN CAPITOL CORP.
Suite 213-213
5150 MaeAnne Ave.
Reno, NV 89523

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

LAKE LAUGHLIN CAPITOL CORP.
Suite 213-213
5150 MaeAnne Ave.
Reno, NV

BARGAIN AND SALE DEED (Continued)

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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 20, 1993. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Bob Kinnan

BOB KINNAN

UNDERWRITING MANAGER

STATE OF OREGON

)

) ss

County of Marion

)

July 20, 1993

personally appeared the above-named BOB KINNAN 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.

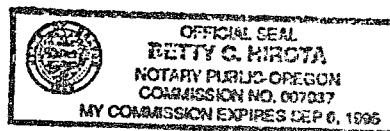
Before me:

Patty Hirota

Notary Public For Oregon

My Commission Expires: September 6, 1995

CR *on*



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 4th day of Aug. A.D., 19 93 at 3:33 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 19315

FEE \$35.00

Evelyn Biehn County Clerk

By

Pauline M. Mueland