

**77441**OREGON  
DEPARTMENT OF  
VETERANS' AFFAIRS

03-11-94P03:46 RCVD

Vol. m94 Page 7647

K-46313

**BARGAIN AND SALE DEED**

Account Number F-44330	County Tax Account Number R-247370 and #OM65486
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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 ARACELI C. FANCHER, grantee(s), the following described real property at 33315 and 33317 Metatte Lane, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

Lot 11 in Block 3 of Tract 1065, Irish Bend, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the following described mobile home which is firmly affixed to the property: Year/1979, Make/Crownpointe, Size 66' x 14', Serial No/3119.

SUBJECT TO:

SEE ATTACHED .

The true and actual consideration for this conveyance is \$16,500.00.

AFTER RECORDING RETURN TO:

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

ARACELI C FANCHER  
37000 MODOC POINT ROAD  
CHILOQUIN OR 97624

ARACELI C FANCHER  
37000 MODOC POINT ROAD  
CHILOQUIN OR 97624

## BARGAIN AND SALE DEED (Continued)

Account Number F-44330	County Tax Account Number R-247370 and #OM65486
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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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this February 28, 1994. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Cliff Jones  
Cliff Jones  
Manager, Loan Processing

STATE OF OREGON )

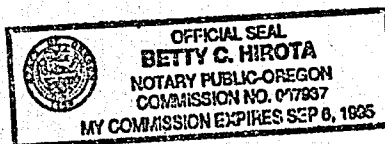
County of Marion )

) ss.

On February 28, 1994

this instrument was acknowledged before me by the above-named Cliff Jones, who personally appeared, 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: Betty C. Hirota  
Notary Public For Oregon



CM/BH/BB

## BARGAIN AND SALE DEED (Continued)

Account Number F-44330	County Tax Account Number R-247370 and #OM65486
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SUBJECT TO: (continued)

1. Reservations and restrictions in deed from United States of America, Department of the Interior, acting by and through the Area Director of the Portland Area Office of the Bureau of Indian Affairs, to Henry G. Wolff, dated February 4, 1958, recorded January 19, 1961, in Volume 326 page 589, Deed Records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."
2. Right of Way for transmission line, including the terms and provisions thereof, given by Henry G. Wolff and Dorothy L. Wolff, husband and wife, to Pacific Power & Light Company, a corporation, dated May 26, 1967, recorded June 2, 1967, in Volume M67 page 4143, Deed Records of Klamath County, Oregon.
3. Reservations and restrictions in the dedication of Tract No. 1065, Irish Bend, as follows: "...subject to the following restrictions: 1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street. 2) 16 foot wide Public Utilities easement centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk. 3) One foot reserve strips ( street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. 4) All sanitary facilities subject to the approval of the County Sanitarian. 5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwellings constructed thereon. 6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 13, 14, 16, 17 and 18 of Block 5. 7) All easements, covenants, and restrictions of record."
4. Declaration of Conditions and Restrictions for Irish Bend, Tract No. 1065, recorded May 9, 1973, in Volume M73 page 5588, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 11th day  
of March A.D., 19 94 at 3:46 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 7647.

FEE \$40.00

Evelyn Biehn County Clerk

By Ruthene Neelander