

BARGAIN AND SALE DEED

Account Number C00611	County Tax Account Number R577673
--------------------------	--------------------------------------

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 Victor S. Versteeg and Kathryn E. Versteeg, husband and wife, grantee(s), the following described real property at 4823 Derby Place Drive, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 3 in Block 5 of First Addition to Kelene Gardens, 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 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.

The true and actual consideration for this conveyance is \$46,101.

AFTER RECORDING RETURN TO:

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

Victor S. Versteeg
4446 Sycamore Drive
Klamath Falls, OR 97601

Victor S. Versteeg
4446 Sycamore Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED (Continued)

Account Number
C00611County Tax Account Number
R577673

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 August 2, 1994. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Curt R. Schnepf
Curt R. Schnepf
Manager, Accounts Services

STATE OF OREGON

)
) ss.
)

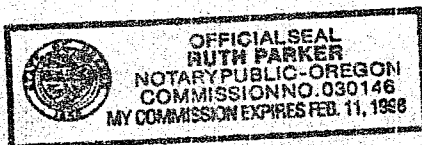
On August 2, 1994

County of Marion

this instrument was acknowledged before me by the above-named Curt R. Schnepf, 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:

Ruth Parker
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Victor Varsteeg the 4th day
of Aug A.D., 19 94 at 1:15 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 24103.

Evelyn Biehn County Clerk
By Ruth Parker

FEE \$35.00