

Aspen Title # 01042099
BARGAIN AND SALE DEED

Account Number
F01479

County Tax Account Number
741718 and 60454

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 TRENT D WILLIAMS and DANITA C WILLIAMS, HUSBAND AND WIFE, grantee(s), the following described real property at 11306 LOWER LAKE ROAD, KLAMATH FALLS OR 97603 in Klamath County, State of Oregon, to wit:

(SEE LEGAL DESCRIPTION ON NEXT PAGE)

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 right, 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:

ATTACHED ENCUMBRANCES

The true and actual consideration for this conveyance is \$37,000.00.

AFTER RECORDING RETURN TO:

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

TRENT D WILLIAMS
PO BOX 775
MERRILL OR 97633

TRENT D WILLIAMS
PO BOX 775
MERRILL OR 97633

BARGAIN AND SALE DEED (Continued)

30585

Account Number
F01479

County Tax Account Number
741718 and 60454

LEGAL DESCRIPTION:

SEE ATTACHED

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 July 29, 1994. The foregoing recital of consideration is true as I verily believe.

Theresa Williams
Kaneta Williams

Director of Oregon Department of Veterans' Affairs
By *Cliff Jones*
Cliff Jones
Manager, Loan Processing

STATE OF OREGON

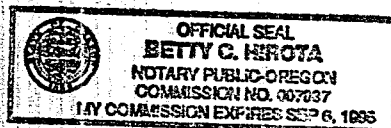
County of Marion

)
) ss.
)

On July 29, 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



ENCUMBRANCES

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

2. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

3. Reservation of Mineral Interests as disclosed by Tax Assessor's Roll.

4. Reservations and Restrictions in Deed:

Recorded: April 16, 1976

Book: M-76

Page: 5547

As follows: "...no unsightly buildings, autos, etc. Set back 50 feet on front, 20 feet on sides."

LEGAL

EXHIBIT "A"

30587

All that portion of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 2,665 feet West from the corner common to Sections 9, 10, 15 and 16 of said Township and Range, said point being on the North line of said Section 16; thence along said line, West 1,335 feet to a point; thence South 660 feet to a point; thence East 1,335 feet to a point; thence North 660 feet to the point of beginning.

TOGETHER WITH the following described Mobile Home which is firmly affixed to the property: Year/1979, Make/Homette, Serial Number/03830302M, Size/24x64.

CODE 18 MAP 4110-16BO TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of Sept

A.D. 19 94

Aspen Title co

at 3:44

Deeds

o'clock

P.M., and duly recorded in Vol.

the

29th

day

on Page

30584

M94

Evelyn Biehn

County Clerk

By

Darlene Mulholland

FEE \$45.00