

ATC #03042588 EQ
BARGAIN AND SALE DEED

Account Number F92131/CASH SALE	County Tax Account Number 518354
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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 WILLIAM B KENNEY AND CHERYL M KENNEY, husband and wife, grantee(s), the following described real property at 2425 HOPE ST., KLAMATH FALLS OR 97603 in Klamath County, State of Oregon, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

1. Any taxes for 1995-96 when due or payable.
2. Any redemption related to the foreclosure of that certain mortgage dated August 9, 1994, wherein John Anderson Cox, Jr., and Paula Mae Cox, AKA Paula M Jessing, NKA Paula M Hopson were the mortgagor(s).
3. Any Right of Redemption as Provided by Law.
4. Conditions, Restrictions, Easements and Assessments as shown on the recorded plat of Gienger Home Tracts.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
6. Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
7. This property lies within and is subject to the levies and assessments of the Klamath County Drainage District.

The true and actual consideration for this conveyance is \$43,750.00.

AFTER RECORDING RETURN TO:

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

WILLIAM B KENNEY
2348 ORCHARD AVE
KLAMATH FALLS OR 97601

WILLIAM B KENNEY
2348 ORCHARD AVE
KLAMATH FALLS OR 97601

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 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 December 2, 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 December 2, 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

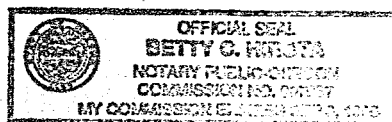


EXHIBIT "A"

A portion of Tract 6, GIENGER HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of Tract 6, 60 feet North of the Southwest corner; thence North on the West line of said Tract, 80 feet to a point; thence East 100 feet to the East line of Tract 6; thence South along East line of Tract 6, 80 feet to a point; thence West 100 feet to the point of beginning.

CODE 41 MAP 3909-2CA TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 12th day
of Dec A.D., 19 94 at 11:25 o'clock AM., and duly recorded in Vol. M94,
of Deeds on Page 37552.
Evelyn Biehn County Clerk
By Pauline Musselwhite

FEE \$40.00