

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

ATC # 05044128

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

Account Number C22700 92380	County Tax Account Number R515026
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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 Pedro Perez Neri, also known as Pedro Neri Perez, and Silvia Pacheco-Neri, husband and wife, grantee(s), the following described real property at 1861 Hope Street, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Lot 74, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any taxes for 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Conditions, Restrictions as shown on the recorded plat of Pleasant 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, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at page 9131.

The true and actual consideration for this conveyance is \$53,500.00.

AFTER RECORDING RETURN TO:

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

ASPEN TITLE
525 MAIN STREET
KLAMATH FALLS, OR 97601

PEDRO NERI PEREZ
1861 HOPE ST.
KLAMATH FALLS, OR 97603

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 January 30, 1996. 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)

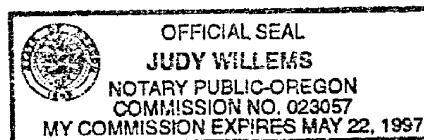
County of Marion)

)
) ss.
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On January 30, 1996

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: Judy Willems
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title the 1st day
of Feb A.D., 19 96 at 3:08 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 3031

FEE \$35.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch, County Clerk