

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

MTC 37684-118

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

Account Number C00732 80412	County Tax Account Number R554527
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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 Allen E. Burns, grantee(s), the following described real property at 4324 Barry Drive, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 16 of TONATEE HOMES, ALSO the vacated portion of Lot 16 of Tonatee Homes, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the South line of Barry Avenue which lies 75.0 feet East of the Northwest corner of said Lot 16; thence continuing East 10.0 feet to an iron pin; thence South 0° 21' East, a distance of 120.0 feet to an iron pin; thence West a distance of 10.0 feet to a point; thence North 0° 21' West a distance of 120.0 feet to the point of beginning; said parcel of land being in the South half of the Southwest quarter of the Southwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$43,000.00.

AFTER RECORDING RETURN TO:

AMERITITLE
222 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97601

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

ALLEN E. BURNS
6308 HARLAN DRIVE
KLAMATH FALLS, OR 97603

BARGAIN AND SALE DEED (Continued)

14468

Account Number
C00732 80412County Tax Account Number
R554527

Excepting and reserving to itself, its successors and assigns all minerals, as defined in ORS 273.775, 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 1996-97 when due or payable.
2. Any Right of Redemption as Provided by Law.

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 May 15, 1996. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By

Joyce D. Emerson
Joyce D. Emerson
Production Coordinator

STATE OF OREGON

County of Marion

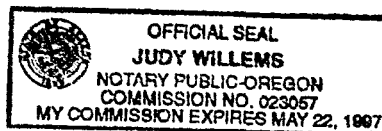
)
) ss.
)

On May 15, 1996

this instrument was acknowledged before me by the above-named Joyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she 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 AmeriTitle the 20th day
of May A.D., 19 96 at 10:24 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 14467

FEE \$35.00

By Bernetha G. Letsch, County Clerk