

96 DEC -9 P3:52

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

Account Number C00464	County Tax Account Number R411780
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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 Walter Horton Jr., grantee(s), the following-described real property at 512 North 8th, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

The following described real property in Klamath County, Oregon: That parts of Lots 1 and 2 in Block 54 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the Southwesterly line of 8th Street 59 feet Northwest of the most Easterly corner of Lot 1, Block 54 in Nichols Addition to the City of Klamath Falls, Oregon; thence Southwesterly at right angles to Eighth Street 120 feet; thence Northwesterly and parallel with Eighth Street 41 feet; thence Northeasterly at right angles to Eighth Street 120 feet; thence Southeasterly along the Southwesterly line of Eighth Street 41 feet to the place of beginning.

SUBJECT TO:

1. Any taxes for 1997-98 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.

The true and actual consideration for this conveyance is \$14,500.00.

AFTER RECORDING RETURN TO:

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

WALTER HORTON JR.
512 NORTH 8TH
KLAMATH FALLS, OR 97601

WALTER HORTON JR.
512 NORTH 8TH
KLAMATH FALLS, OR 97601

BARGAIN AND SALE DEED (Continued)

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"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 3, 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

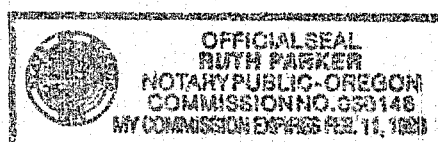
County of Marion

)
) ss.
)

On December 3, 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 his Director.

Before me: [Signature]
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Walter Horton Jr. the 9th day
of December A.D., 19 96 at 3:52 o'clock P. M., and duly recorded in Vol. 1196
of Deeds on Page 38402

FEE \$35.00

Bernetha G. Letsch / County Clerk

By [Signature]