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Aspen #05047732



(Reserved for Recording Purposes)

**BARGAIN AND SALE DEED**

ODVA Account Number

C01039

Tax Account Number

R775316

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 4, 1983, in the Face Value of \$43,000.00 and recorded on January 7, 1983, in Vol. M83 Page 323, Klamath County, 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 David D. Patrick, & Mary J. Patrick, Husband & Wife, grantee(s), all of the STATE OF OREGON's right title and interest to the following-described real property at 9209 Ben Kerns Road, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 5, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE  
525 MAIN STREET  
KLAMATH FALLS, OR 97601

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

DAVID D. PATRICK  
PO BOX 1020  
KENO, OR 97627

28293

ODVA Account Number

C01039

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775, (*Excepting 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 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 1998/1999 when due or payable.
2. Any Right of Redemption as Provided by Law.

"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 State of Oregon, represented and acting by the Director of the Oregon Department of Veterans' Affairs, has caused these presents to be executed July 29, 1998, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

By: Curt R. Schnepf  
Curt R. Schnepf, Manager, Accounts Services

STATE OF OREGON )

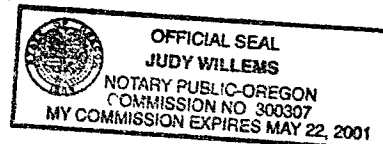
County of Marion )

) Ss.

On July 29, 1998,

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 authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Judy Willem  
Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of August A.D., 19 98 at 11:02 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 28292

FEE \$35.00

By Bernetha G. Letsch, County Clerk