



ODVA Account Number:

C21644

IN CONSIDERATION of full
\$54,000.00 and recorded on October 7,
and through the Director of the Oregon
convey unto Eric L. Ronnander, a single
following described real property at 340

Lots 1, 2, 3, 4, 5, 6, 8, 19, 20, 21 & 22,
TOGETHER WITH vacated alley adjacent
Page 469, Deed Records of Klamath Coa

AFTER RECORDING RETURN TO:

MR. AND MRS. ERIC L. RONNANDER
P.O. BOX 366
MIDLAND, OR 97634

70636

15

JUL 27

POL

Vol 1274

Page 3

3059

MIDLAND - MO

(Reserv'd for Recording Purposes)

BARGAIN AND SELL DEED

Tax Account Number:

R502548

in consideration of that certain Contract of Sale dated October 4, 1991, in the Face Value of \$91, in Vol. 1491 Page 20750, Klamath County, the STATE OF OREGON, by Department of Veterans' Affairs, grantor, does hereby grant, bargain, sell, and convey unto Eric L. Ronnander, a single man, grantee(s), all of the STATE OF OREGON's right, title and interest to the property, Midland, Oregon 97634 in Klamath County, State of Oregon, to wit:

lot 3, TOWN OF MIDLAND, in the County of Klamath, State of Oregon, thereto by Order of Vacator, recorded February 6, 1957, in Book 289 at page 469, Deed Records of Klamath County, Oregon.

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

ERIC L. RONNANDER
PO BOX 366
MIDLAND, OR 97634

CDVA Record Number

C12544

3060

SUBJECT TO:

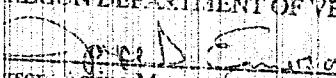
1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Conditions, restrictions and regulations, including leases, liens and utility assessments of the City of Klamath Falls.
4. Basement for existing public utilities, if any, in vacated streets and alleys. Said original plat having made reference to the right at that time to construct utilities in said streets and alleys.
5. Regulations, including leases, assessments, water and irrigation rights and easements for ditches and canals, recorded July 24, 1970 in the Klamath Basin Improvement District, volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within Town Community for Utilities and Street car lines within the bounds of any street as reserved on the map of said tract."
6. Regulations, including leases, assessments, water and irrigation rights and easements for ditches and canals, Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in the Klamath Basin Improvement District, volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within Town Community for Utilities and Street car lines within the bounds of any street as reserved on the map of said tract."
7. Any rights of the Midland

"THIS INSTRUMENT WILL NOT VIOLATE OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON APPROPRIATE CITY OR COUNTY SHOULD CHECK WITH THE PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAND USE AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the Oregon Department of Veterans' Affairs, has foregoing recital or consideration is true, State of Oregon, represented and acting by the Director of the Oregon used these presents to be executed January 25, 1999, at Salem, Oregon. The foregoing recital or consideration is true, I verify believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

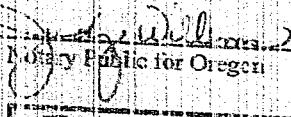
By:

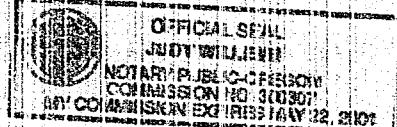

Joyce D. Emerson, Acting Manager, Accounts Services

On January 25, 1999,

the above-named Joyce D. Emerson, who personally appeared, and, authorized to sign the foregoing instrument on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me:


Notary Public for Oregon



STATE OF OREGON : COUNTY OF KLAMATH

Filled or record at request of

January A.D. 1999

of Deeds

Attest'd:

3:15 P.M.

on Day

31st

Month

January

Year

\$35.00

and duly recorded in Vol. 199
on Pg. 3159
by Linda Smith, County Clerk