

73636

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MT 46041 - MS

(Reserved for Recording Purposes)

ODVA Account Number

C21644

BARGAIN AND SALE DEED

Tax Account Number

R502548

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 4, 1991, in the Face Value of \$54,000.00 and recorded on October 7, 1991, in Vol. 191 Page 26730, 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 Eric L. Ronnander, a single man, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 340 Shooter, Midland, Oregon 97634 in Klamath County, State of Oregon, to wit:

Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21 & 22, Block 3, TOWN OF MIDLAND, in the County of Klamath, State of Oregon, TOGETHER WITH vacated alley adjacent thereto by Order of Vacation recorded February 6, 1957, in Book 289 at Page 469, Deed Records of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

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

ERIC L. RONNANDER
PO BOX 366
MIDLAND, OR 97634

3060

CDVA Account Number

C22544

SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Conditions, restrictions as shown on the recorded plat of Town of Midland.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
5. Easement 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.
6. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at Page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
7. Any rights of the Midland Town Company for utilities and street car lines within the bounds of any street as reserved on the map of said tract.

"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 January 25, 1999, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

By: Loyce D. Emerson
Loyce D. Emerson, Acting Manager, Accounts Services

STATE OF OREGON)

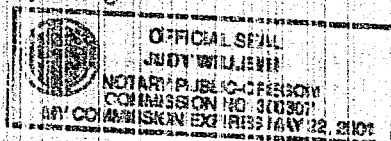
County of Marion)

On January 25, 1999,

this instrument was acknowledged before me by the above-named Loyce D. Emerson, who personally appeared, and, being first duly sworn, did say that she is authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me:

Judy Williams
Notary Public for Oregon



BRIDGE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of _____
at January A.D. 1999

Attest:

3:11 o'clock P. M. and duly recorded in Vol. 9