



ASPEN
01049706

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
C22634	R622696; 0M62602

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated September 10, 1991, in the Face Value of \$39,650.00 and recorded on September 13, 1991, in Vol. M91 Page 18540, 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 Dave Lee Cooley & Freda Dolores Cooley, husband and wife, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 11590 Redwing Loop, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 17, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon. Together with the following mobile home which is firmly affixed to the property: 1979 Liberty/Ridgway, Serial No. 14L10041XU, 28' x 66'.

AFTER RECORDING RETURN TO:

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

DAVE L. COOLEY
8217 MATNEY WAY
KLAMATH FALLS, OR 97603

SUBJECT TO:

1. Any taxes for 1999/2000 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
4. Subject to rules and regulations of Fire Patrol District.
5. Conditions, restrictions as shown on the recorded plat of Fifth Addition to Klamath River Acres.

"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 8, 1999, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS — Lender

By: Joyce D. Hlopek
Joyce D. Hlopek, Manager, Accounts Services

STATE OF OREGON)

) Ss.

County of Marion)

On July 8, 1999,

this instrument was acknowledged before me by the above-named Joyce D. Hlopek, 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 Willem
Notary Public for Oregon



State of Oregon, County of Klamath
Recorded 7/12/99, at 11:06 a.m.
In Vol. M99 Page 21690
Linda Smith,
County Clerk Fee \$ 35 - KR