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MTC 53213 -ms  
(Reserved for Recording Purposes)**BARGAIN AND SALE DEED**

ODVA Account Number 5227624	Tax Account Number R514367
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IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 30, 1996, in the Face Value of \$45,100.00 and recorded on January 30, 1996, in Vol M96, page 2696, in 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 Walter L. Moden and Donna L. Moden, husband and wife, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 1718 Wiard Street, Klamath Falls, Oregon 97603-4963 in Klamath County, State of Oregon, to wit:

Lot 30, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

WALTER MODEN  
13580 Springlake Road  
Klamath Falls, Oregon 97603-8807

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

WALTER L MODEN  
13580 SPRINGLAKE RD  
KLAMATH FALLS OR 97603-8807

13067

## SUBJECT TO:

1. Any taxes for 2001-2002 when due or payable.
2. Any Right of Redemption as provided by law.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of North Shasta Lighting District.
6. Reservations and restrictions as contained in deed dated March 28, 1939 and recorded May 28, 1943 in Volume 155, page 436, Deed Records of Klamath County, Oregon, to wit: 1) To an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. 2) To the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside, and shall be set back at least 30 feet from property line on street.

"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 March 23, 2001, 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, Accounts Services Manager

STATE OF OREGON     )  
                                  )ss.  
County of Marion     )

On March 23, 2001,

this instrument was acknowledged before me by the above-named Joyce D. Hlopek, Accounts Services Manager, 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: \_\_\_\_\_

Notary Public for Oregon

State of Oregon, County of Klamath  
Recorded 03/30/01, at 11:20 a.m.  
In Vol. M01 Page 13066  
Linda Smith,  
County Clerk     Fee\$ 26.00

