



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R686056

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 29, 1982, in the Face Value of \$42,222.00 and recorded on February 4, 1982, in Vol M82, Page 1429, 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 Peggy M. Pool, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 5351 Shasta Way, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

The Southerly 118 feet of the West 75 feet of the E ½ of Lot 64 in FAIR ACRES SUBDIVISION, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

26A
ASPEN TITLE
525 MAIN ST
KLAMATH FALLS OR 97601

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

PEGGY M POOL
3941 TINGLEY LN
KLAMATH FALLS OR 97603

49633

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 2001-2002 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 September 27, 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
Joyce D. Hlopek, Accounts Services Manager

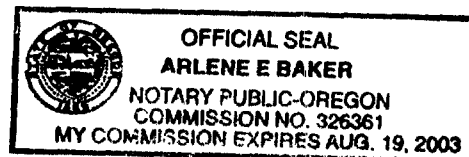
STATE OF OREGON)
)ss.
County of Marion)

On September 27, 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:

Arlene E. Baker
Notary Public for Oregon



State of Oregon, County of Klamath
Recorded 09/28/01 at 1:53 p. m.
In Vol. M01 Page 49632
Linda Smith,
County Clerk Fee\$ 26⁰⁰