

02 MAR 29 AM 11:09

ASPEN 54669

Vol M02 Page 18621

State of Oregon, County of Klamath

Recorded 03/29/2002 11:09 a m.

Vol M02, Pg 18621-22

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2



(Reserved for Recording Purposes)

## BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R519763

IN CONSIDERATION of a Purchase Agreement dated March 5, 2002, in the Face Value of \$65,400, 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 Sharrol A. Lyons, sole owner, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 4453 Boardman, Klamath Falls, OR 97603 in Klamath County, State of Oregon, to wit:

Lots 37 and 38 in Block 8, St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

SHARROL A LYONS

~~4480 MEMORIE LN~~ **4453 Boardman** *SL*  
KLAMATH FALLS OR 97603

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

SHARROL A LYONS

~~4480 MEMORIE LN~~ **4453 Boardman** *SL*  
KLAMATH FALLS OR 97603

18622

## SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Reservations and Restrictions, including the terms and provisions thereof,  
Dated: June 14, 1940  
Recorded: June 27, 1940 in Volume 130 page 197, Deed records of Klamath County, Oregon  
From: Geo. S. Rusco and Esther Rusco, husband and wife  
To: George A. Sprague and Dorothy J. Sprague, husband and wife
6. Reservations and Restrictions, including the terms and provisions thereof, as contained in the Dedication of St. Francis Park.

"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 13, 2002, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF OREGON DEPARTMENT OF VETERANS' AFFAIRS - Lender

By: Thomas E. Gabriel  
Thomas E. Gabriel, Program Services Manager

STATE OF OREGON     )  
                                  )ss.  
County of Marion     )

On March 13, 2002,

this instrument was acknowledged before me by the above-named Thomas E. Gabriel, Program Services Manager, who personally appeared, and, being first duly sworn, did say that he is authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me:

Mary Kluver  
Notary Public for Oregon

