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State of Oregon, County of Klamath

Recorded 07/09/2002 11:21 a m.

Vol M02, Pg 39013-14

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R371038

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 13, 1988, in the Face Value of \$29,500.00 and recorded on May 23, 1988, in Vol M88, page 7932, 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 Susan Krouse, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 1019 McKinley, Klamath Falls, Oregon 976012868 in Klamath County, State of Oregon, to wit:

Lot G in Block 69, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE & ESCROW
525 MAIN ST
KLAMATH FALLS OR 97601

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

SUSAN KROUSE
118 CRESCENT CT
SCOTTS VALLEY CA 950662815

26A

39014

SUBJECT TO:

1. Any taxes for 2002-2003 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 July 3, 2002, 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 July 3, 2002,

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

