

State of Oregon, County of Klamath
 Recorded 07/16/2002 11:01 a m.
 Vol M02, Pg 40328-29
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

'02 JUL 16 AM 11:01



MT 57226-MS
 (Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R509729

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 26, 1989, in the Face Value of \$46,000.00 and recorded on July 27, 1989, in Vol M89, pge 13690', 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 Floyd B. Lay and Betty J. Lay, husband and wife, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 6336 Maryland Avenue, Klamath Falls, Oregon 976036962 in Klamath County, State of Oregon, to wit:

A tract of land in the SE1/4SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of Patterson Street as the same is presently located and constructed, from which an iron pin marking the Northwest corner of the SE1/4SW1/4 of said Section 1, bears South 89°06' West 30 feet; thence South 0°54' East along the said Easterly right of way line of Patterson Street, 1060.0 feet to an iron pin on the Southerly right of way line of Maryland Street; thence North 89°06' East along the said Southerly right of way line of Maryland Street 520.0 feet to an iron pin and the true point of beginning of the tract to be hereinafter described; thence continuing North 89°06' East along said Southerly right of way line of Maryland Street 100.64 feet to a point; thence South 0°54' East to a point on the South line of a tract of land conveyed to William D. Bishop, et ux., by deed recorded October 10, 1958, in Book 304 at page 525, Deed Records of Klamath County, Oregon; thence South 89°06' West to a point; said point being South 0°54' East 143.35 feet from the true point of beginning; thence North 0°54' West 143.35 feet to the true point of beginning.

AFTER RECORDING RETURN TO:

FLOYD B. LAY
 300 Luman Rd., Space #157
 Phoenix, OR 97535

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

FLOYD B LAY
 6336 MARYLAND AVE
 KLAMATH FALLS OR 976036962

40329

SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
4. Building and use restrictions and conditions, including the terms and provisions thereof, as set out in Warranty Deed recorded October 10, 1958, Book 304, page 525.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
6. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.

"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 11, 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 July 11, 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: _____

Tina Witherell

Notary Public for Oregon

