

02 JUL 25 PM 2:30

State of Oregon, County of Klamath  
Recorded 07/25/2002 2:30 p. m.  
Vol M02, Pg 41989-90  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2



*(Reserved for Recording Purposes)*

**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number R543433
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IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 27, 1987, in the Face Value of \$36,500.00 and recorded on January 27, 1987, in Vol M87, page 1381, 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 Denise Fay Borner, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 4112 Austin Street, Klamath Falls, Oregon 976037236 in Klamath County, State of Oregon, to wit:

The Southerly 97 feet of Lot 8, Block 5, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE  
525 MAIN ST  
KLAMATH FALLS OR 97601

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

DENISE F BORNER  
4112 AUSTIN ST  
KLAMATH FALLS OR 976037236

213-A  
2113-W (4/00)  
TNW/tw5085071

ODVA Account Number

SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.
3. Conditions, restrictions as shown on the recorded plat of Third Addition to Altamont Acres.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. 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, page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
6. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from Western Cities Company, a corporation, to Bessie Quigley, dated September 1, 1943, recorded October 25, 1946 in Book 197 at page 371, Deed Records.

“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 24, 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  
Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON     )  
                                  )ss.  
County of Marion     )

On July 24, 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: Tina Witherell  
Notary Public for Oregon

