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State of Oregon, County of Klamath

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Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

M7C S7430-TM

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R417203

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated June 19, 1987, in the Face Value of \$20,000.00 and recorded on June 23, 1987, in Vol M87, page 10856, 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 Marlene K. Fritter, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 108 South Laguna Street, Klamath Falls, Oregon 976012712 in Klamath County, State of Oregon, to wit:

Lot 3, Block 2, DIXON ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, OREGON, EXCEPT that part deeded to State of Oregon, State Highway Commission in Deed Book 179 at page 195, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

AMERITITLE
222 S 6TH ST
KLAMATH FALLS OR 97601

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

MARLENE K FRITTER
108 S LAGUNA ST
KLAMATH FALLS OR 976012712

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 Dixon Addition No. 2 to the City of Klamath Falls.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

"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 26, 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 26, 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

