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State of Oregon, County of Klamath

Recorded 09/19/2002 12:13 p.m.

Vol M02, Pg 53401-02

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R499366 & M54728

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 3, 1989, in the Face Value of \$33,500.00 and recorded on February 7, 1989, in Vol M89, page 2300, 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 Alan Howard Pomerantz, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 15604 Stagecoach Road, Klamath Falls, Oregon 976019054 in Klamath County, State of Oregon, to wit:

Lot 23, Block 1, ORIGINAL PLAT, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Together with the following-described mobile home which is firmly affixed to the property:

1977 Pacifica, 28' x 64', Serial Number 694

AFTER RECORDING RETURN TO:

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

ALAN H POMERANTZ
15604 STAGECOACH RD
KLAMATH FALLS OR 976019054

ALAN H POMERANTZ
15604 STAGECOACH RD
KLAMATH FALLS OR 976019054

53402

SUBJECT TO:

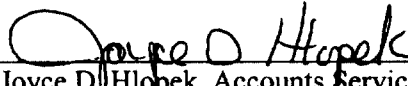
1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath River Acres.
4. Notice of proposed formation of Klamath River Acres Special Road District as set forth in instrument filed in County Commissioners Journal in January 1975.

"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 September 6, 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 September 6, 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
