

State of Oregon, County of Klamath
 Recorded 10/03/2002 3:05 P m.
 Vol M02, Pg 56804.05
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

'02 OCT 3 PM 3:05



(Reserved for Recording Purposes)

K59143**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
	R581720, R582186, R696811, R706882, M701985

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated March 3, 1989, in the Face Value of \$68,500 and recorded on March 7, 1989, in Vol M89, page 3871, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Roger D. Jackway and Teresa A. Jackway, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 3520 Holbrook Street, Klamath Falls, Oregon 976019516 in Klamath County, State of Oregon, to wit:

A parcel of land situate in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the South boundary of Tract No. 1046, Round Lake Estates, from which point the brass cap monument marking the East one-quarter section corner of Sec. 7, Twp., 39 S., R. 8 E.W.M., bears S. 89°55'26" E. 1385.00 feet and N. 0°07'28" W. 661.00 feet distant; thence N. 89°55'26" W., along the South boundary of said Tract No. 1046 and the extension thereof 2621.32 feet to a point on the West line of the NE1/4SW1/4 of said Section 7; thence S. 0°06'35" E. 668.06 feet to the Southwest corner of said NE1/4SW1/4; thence N. 89°53'55" E. 1334.92 feet to the Southeast corner of said NE1/4SW1/4; thence S. 89°51'05" E. 1285.11 feet along the South line of the NW1/4SE1/4 of said Section 7 to a point; thence North 665.52 feet to the point of beginning; containing 40.03 acres, more or less.

Also together with an appropriation of ground water for 40 acres - Permit No. G-9899.

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

1981 Parkway, 14' x 67', Serial Number 6665

AFTER RECORDING RETURN TO:

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

K26 FIRST AMERICAN TITLE
 PO BOX 151
 KLAMATH FALLS OR 97601

ROGER D JACKWAY
 3520 HOLBROOK ST
 KLAMATH FALLS OR 976019516

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775 (*including, but not limited to, soil, clay, stone, sand, and gravel*), and all geothermal resources, as defined in ORS 522.005 together with the right to make such use of the surface as may be reasonably necessary for exploring for, mining, extracting, storing, drilling for, and removing such minerals, materials, and geothermal resources. In the event the premises by a surface rights' owner would be damaged by one or more of the activities described above, then such owner may be entitled to compensation from the Grantor's lessee to the extent of the diminution in value of the real property, based on the actual use by the surface rights' owner at the time the Grantor's lessee conducts any of the above activities.

AND FURTHER SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.
3. Agreement for easement, including the terms and provisions thereof, by and between Prudential Property Planning, Inc., and Round Lake Estates, Ltd., dated March 10, 1976, recorded March 19, 1976, in Volume M76, page 3989, Deed Records of Klamath County, Oregon.
4. Agreement for water rights, including the terms and provisions thereof, by and between Robert T. Morris and Jacqueline L. Morris, husband and wife, and Arza Leo Hobbs and Yvonne Annette Hobbs, husband and wife, dated September 28, 1981, recorded October 27, 1981, in Volume M81, page 18744, Deed Records of Klamath County, Oregon.

"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, acting by and through the Director of Veterans' Affairs (Grantor), has caused these presents to be executed October 1, 2002, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: Joyce D. Hlopek
Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON)
) ss.
County of Marion)

On October 1, 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