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State of Oregon, County of Klamath

Recorded 10/24/2002 3:34 P m.Vol M02, Pg 60814-15

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R564222

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 24, 1985, in the Face Value of \$52,000 and recorded on January 24, 1985, in Vol M85, page 1368, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Charlene J. Mogle, sole owner, Grantee, all of the Grantor's right, title and interest to the following-described real property at 3927 Redondo Way, Klamath Falls, Oregon 976037775 in Klamath County, State of Oregon, to wit:

Lot 7, Block 9, Tract No. 1020, THIRD ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

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

0✓ CHARLENE J MOGLE
3927 REDONDO WAY
26✓ KLAMATH FALLS OR 976037775

CHARLENE J MOGLE
3927 REDONDO WAY
KLAMATH FALLS OR 976037775

AND FURTHER SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. 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.
5. Easements for irrigation and public utilities, set backs and restrictions as set out on the plat.
6. Conditions and restrictions imposed by instrument, including the terms thereof, recorded May 14, 1971 in Book M-71 at page 4407, Deed Records.
7. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

"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 17, 2002, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.


DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: 
Curt R. Schnepf, Administrator, VLD

STATE OF OREGON)
) ss.
County of Marion)

On October 17, 2002,

this instrument was acknowledged before me by the above-named Curt R. Schnepf, Administrator, VLD, 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: 
Notary Public for Oregon

