

'02 OCT 28 AM 11:30

Vol M02 Page 61407

State of Oregon, County of Klamath
Recorded 10/28/2002 11:30 a. m.
Vol M02, Pg 61407-08
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

| | |
|---------------------|--------------------|
| ODVA Account Number | Tax Account Number |
| | R579056 & M64628 |

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 8, 1988, in the Face Value of \$44,255.00 and recorded on August 8, 1988, in Vol M88, page 12726, 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 R & B Enterprise, a co-partnership, grantee(s), all of the STATE OF OREGON's right, title and interest to the following described real property at 5640 Altamont Drive, Klamath Falls, Oregon 976038224 in Klamath County, State of Oregon, to wit:

The Southerly 198 feet of Tract 26 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 10 feet thereof, conveyed to Klamath County by Deed recorded September 11, 1944 in Volume 168, page 579, Deed Records of Klamath County, Oregon.

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

1980, 24' x 60', Concord, Serial No. 2900125305AB.

AFTER RECORDING RETURN TO:

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

BEN DEGROOT
1133 RIVERSIDE DR
KLAMATH FALLS OR 976015549

BEN DEGROOT
1133 RIVERSIDE DR
KLAMATH FALLS OR 976015549

2113-W (4/00)
TNW/tw5208384

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61408

SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. An easement created by instrument, subject to the terms and provisions thereof, dated July 5, 1927, recorded August 3, 1927, in Volume 77, page 289, Deed Records of Klamath County, Oregon in favor of Ted E. Richards, to construct and maintain an irrigation ditch along the boundary line or lines of Tract 26; as evidenced by deed recorded May 16, 1972 in Volume M72, page 5198, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument, subject to the terms and provisions thereof, dated June 12, 1957 in Volume 294, page 283, Deed Records of Klamath County, Oregon, in favor of the United States of America for clearance easement to restrict building and prohibit growth of trees and other growth above ground level; as evidenced by deed recorded May 16, 1972 in Volume M72, page 5198, Microfilm Records of Klamath County, Oregon.
6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

"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 17, 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 17, 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