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ASPEN 55880

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State of Oregon, County of Klamath
Recorded 11/01/2002 10:56 a m.
Vol M02, Pg 63131-32
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R184455

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated June 2, 1987, in the Face Value of \$27,900 and recorded on June 2, 1987, in Vol M87, Page 9497; also rerecorded on June 30, 1987, Vol M87, Page 11435, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Edward L. Burke and Kerri L. Burke, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 333 Iowa St., Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 6, Block 9, NORTH KLAMATH FALLS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE
525 MAIN
KLAMATH FALLS OR 97601-6031

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

KERRI L BURKE
333 IOWA ST
KLAMATH FALLS OR 97601

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26 2113-W (9/02)
neh/ahC00161

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AND FURTHER SUBJECT TO:

1. Any taxes for 1997-1998 when due or payable.
2. Any Right of Redemption as provided by law.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Conditions, restrictions as shown on the recorded plat of North 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, acting by and through the Director of Veterans' Affairs (Grantor), has caused these presents to be executed October 28, 2002, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: 

Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON)

) ss.

County of Marion)

On October 28, 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

This deed is provided in lieu of any previous deed issued to Grantee by Grantor with respect to the above-described property, and in particular that deed issued on July 28, 1997 (the "original deed"), which was reported by Grantee to have been lost.

By acceptance and recordation of this replacement deed by Grantee, Grantee hereby acknowledges that the original deed is rescinded, that it is null and void, and that Grantee covenants and agrees not to record said original deed.

