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State of Oregon, County of Klamath
 Recorded 11/05/2002 1:33 p.m.
 Vol M02, Pg 63854-55
 Linda Smith, County Clerk
 Fee \$ 26- # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R768672

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 20, 1982, in the Face Value of \$28,176 and recorded on October 26, 1982, in Book M82, page 14191, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto GLORIA E. ANDERSON and PATRICIA D. MANFULL, Grantee, all of the Grantor's right, title and interest to the following-described real property at 4534 DOUGLAS STREET, KLAMATH FALLS, OREGON 976015443 in Klamath County, State of Oregon, to wit:

Lot 8, Block 8, STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

OC:
 GLORIA E ANDERSON
 PO BOX 1042
 KLAMATH FALLS OR 976010057

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 PO BOX 1042
 KLAMATH FALLS OR 976010057

AND FURTHER SUBJECT TO:

1. Any taxes for 2002-2003 when due or payable.
2. Any Right of Redemption as provided by law.

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.

"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 31, 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 31, 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

