

'02 NOV 27 AM 9:45

State of Oregon, County of Klamath

Recorded 11/27/2002 9:45 pm.Vol M02, Pg 68936-37

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2*(Reserved for Recording Purposes)***BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
	R544334

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 23, 1985, in the Face Value of \$42,751 and recorded on August 26, 1985, in Vol M85, page 13466, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto JEFF B. DIXON and CHRISTINA M. DIXON, Grantee, all of the Grantor's right, title and interest to the following-described real property at 4230 ARTHUR STREET, KLAMATH FALLS, OREGON 976037828 in Klamath County, State of Oregon, to wit:

Lot 49 of CASITAS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

JEFF B DIXON
4230 ARTHUR ST
KLAMATH FALLS OR 976037828

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

JEFF B DIXON
4230 ARTHUR ST
KLAMATH FALLS OR 976037828

68937

AND FURTHER SUBJECT TO:

1. Any taxes for 2003-2004 when due or payable.
2. Any Right of Redemption as provided by law.
3. Conditions, restrictions as shown on the recorded plat of Casitas.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. 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.
6. Irrigation Easement, including the terms and provisions thereof, contained in deed from L. L. Arnett, et ux., to Ora F. Arnett, dated March 16, 1949, recorded April 4, 1949, in Book 230 at page 136, 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 November 22, 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 November 22, 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

