

State of Oregon, County of Klamath

Recorded 04/21/2003 1:51 p.m.Vol M03 Pg 25257-58

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R212344

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 18, 1984, in the Face Value of \$45,000 and recorded on December 18, 1984, in Volume M84, page 21059, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto JANET C. KELLEY, Grantee, all of the Grantor's right, title and interest to the following-described real property at 1702 LAKEVIEW AVENUE, KLAMATH FALLS, OREGON 976012019 in Klamath County, State of Oregon, to wit:

The Southerly 57.17 feet of Lot 16 and the Southerly 57.17 feet of Lot 15A, Block 68, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Westerly 10 feet of Lot 15A.

AFTER RECORDING RETURN TO:

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

JANET C KELLEY
1702 LAKEVIEW AVE
KLAMATH FALLS OR 976012019

JANET C KELLEY
1702 LAKEVIEW AVE
KLAMATH FALLS OR 976012019

AND FURTHER SUBJECT TO:

1. Any taxes for 2003-2004 when due or payable.
2. Any Right of Redemption as provided by law.
3. Sewer and water use charges, if any, due to the City of 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 April 17, 2003, 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 April 17, 2003,

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

