

03 MAY 14 PM 11:07

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State of Oregon, County of Klamath
Recorded 05/14/2003 11:07 a m.
Vol M03 Pg 32330-31
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



Aspen Title
Escrow #56909

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R446137

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 28, 1987, in the Face Value of \$27,500 and recorded on December 31, 1987, in Vol M87, page 23291, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto SUSAN KROUSE, sole owner, Grantee, all of the Grantor's right, title and interest to the following-described real property at 1619 DERBY STREET, KLAMATH FALLS, OREGON 976033812 in Klamath County, State of Oregon, to wit:

Lot 8 in Block 1 of BYRANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE
525 MAIN ST
KLAMATH FALLS OR 97601

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

SUSAN KROUSE
118 CRESCENT CT
SCOTTS VALLEY CA 950662815

32331

AND FURTHER SUBJECT TO:

1. Any taxes for 2003-2004 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 South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Reservations as contained in instrument recorded February 21, 1940, in Volume 127, page 257, Deed Records of Klamath County, Oregon, to wit: "Excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right of way to be for the benefit of the lands and premises adjoining the above described land."

"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 May 12, 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 May 12, 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

