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State of Oregon, County of Klamath
 Recorded 09/11/03 12:39 p m
 Vol M03 Pg 67684-85
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R622776 and M64502

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated November 12, 1985, in the Face Value of \$27,150 and recorded on November 14, 1985, in Vol. M85 Page 18449, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Thomas A. Hamilton III and Beverly M. Hamilton, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 11367 Red Wing Loop, Keno, Oregon 97627 in Klamath County, State of Oregon, to wit:

Lot 5, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the West 12 feet.

Together with the following-described mobile home which is firmly affixed to the property:

1980 Homette, 14' x 70', Serial Number 03950469N

AFTER RECORDING RETURN TO:

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

THOMAS A HAMILTON III
 PO BOX 678
 KENO OR 976270678

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 KENO OR 976270678

67685

AND FURTHER SUBJECT TO:

1. Any taxes for 2003-2004 when due or payable.
2. Any Right of Redemption as provided by law.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition to Klamath River Acres.
4. Subject to rules and regulations of Fire Patrol District.

"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 September 2, 2003, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: Joyce D. Hlopek

Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON)
) ss.
 County of Marion)

On September 2, 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: Judy Willem

Notary Public for Oregon

