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State of Oregon, County of Klamath
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Vol M03 Pg 76229-30
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



ATC 51091

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number

Tax Account Number

R575666

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 2, 1987, in the Face Value of \$46,101 and recorded on July 8, 1987, in Vol M87, Page 11987, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Gary D. Phillips and Linda R. Phillips, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 5501 Gatewood Dr., Klamath Falls, Oregon 97603-8477 in Klamath County, State of Oregon, to wit:

Lot 45 in Block 3, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

ATTN SUE RODGERS
ASPEN TITLE
525 MAIN ST
KLAMATH FALLS OR 97601

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

GARY D PHILLIPS
5501 GATEWOOD DR
KLAMATH FALLS OR 97603-8477

76230

AND FURTHER SUBJECT TO:

1. Any taxes for 2003-2004 when due or payable.
2. Any Right of Redemption as provided by law.
3. A 16 foot utility easement over Southeast lot line as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit: "All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be as his own risk; additional restrictions as provided in any recorded protective covenants."
5. Covenants, conditions and restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in volume M76, Page 13888, Microfilm 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 October 9, 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 October 9, 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

