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WTC - 60159 TM

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State of Oregon, County of Klamath
Recorded 11/12/03 3:46 p m
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Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R614464

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated March 11, 1988, in the Face Value of \$32,000 and recorded on March 16, 1988, in Vol M88, Page 3739, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Dave L. Cooley and Freda Dolores Cooley, tenants in common, Grantee, all of the Grantor's right, title and interest to the following-described real property at 2520 Darrow St., Klamath Falls, Oregon 97601-3532 in Klamath County, State of Oregon, to wit:

Lot 616, Block 128, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

ATTN TAMMY MCDANIEL
AMERITITLE
PO BOX 5017
KLAMATH FALLS OR 97601

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

DOLORES COOLEY
8217 MATNEY WAY
KLAMATH FALLS OR 97603-9735

83876

AND FURTHER SUBJECT TO:

1. Any taxes for 2003-2004 when due or payable.
2. Any Right of Redemption as provided by law.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume 93, Page 32, Deed Records of Klamath County, Oregon, from Klamath Korporation to Lillian Owens.

"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 LAWSUTTS 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 7, 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 November 7, 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

