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State of Oregon, County of Klamath  
Recorded 01/30/2004 2:26 p m  
Vol M04 Pg 5912-13  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2



ATE 58309

(Reserved for Recording Purposes)

## BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R478753

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated April 27, 1989, in the Face Value of \$28,500 and recorded on May 1, 1989, in Vol M89, Page 7442, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Hettie L. Walker, Grantee, all of the Grantor's right, title and interest to the following-described real property at 1916 Orchard Ave., Klamath Falls, Oregon 97601-3257 in Klamath County, State of Oregon, to wit:

Lots 28 and 29, Block 7, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

ATTN VICKIE  
ASPEN TITLE  
525 MAIN ST  
KLAMATH FALLS OR 97601

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

HETTIE L WALKER  
1916 ORCHARD AVE  
KLAMATH FALLS OR 97601-3257

26A

05913

## AND FURTHER SUBJECT TO:

1. Any taxes for 2004-2005 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 Industrial Addition.
4. Regulations, including levies, liens and utility assessments of 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 January 9, 2004, 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 January 9, 2004,

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

