

State of Oregon, County of Klamath
Recorded 04/14/2004 12:06 p m
Vol M04 Pg 21836-37
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number R364466
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IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 25, 1989, in the Face Value of \$25,000 and recorded on May 31, 1989, in Vol M89, Page 9496, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Ronald S. Perozzi and Jody L. Perozzi, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at Cnr Pinecrest & Whitmore, Bly, Oregon 97622 in Klamath County, State of Oregon, to wit:

Lot 4, Block 8, TRACT NO. 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

1978 Goldenwest Somerset, 27' x 66', Serial Number SM34F300479

AFTER RECORDING RETURN TO:

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

RONALD S PEROZZI
PO BOX 117
BLY OR 97622-0117

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PO BOX 117
BLY OR 97622-0117

21837

AND FURTHER SUBJECT TO:

1. Any taxes for 2004-2005 when due or payable.
2. Any Right of Redemption as provided by law.
3. City liens, if any due to the City of Bly.
4. Reservations as contained in plat dedication, to wit: "Subject to: (1) All applicable zoning ordinances and recorded restrictive covenants; (2) Building setback lines re 75 feet from centerline of street on which the lot fronts and 50 feet from the centerline of street on which the lot sides; (3) A 16 foot utility easement centered on all side and back lot lines; (4) Drainage easements as shown on the annexed plat."
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded April 2, 1974 in Volume M74, Page 4015, and recorded September 2, 1975 in Volume M74, Page 10294, all Microfilm Records of Klamath County, Oregon.
6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 803 O.R.S.

"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 February 11, 2004, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: *Curt R. Schnepf*
Curt R. Schnepf, Administrator, VLD

STATE OF OREGON)
) ss.
County of Marion)

On February 11, 2004,

this instrument was acknowledged before me by the above-named Curt R. Schnepf, Administrator, VLD, who personally appeared, and, being first duly sworn, did say that he is authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: *John E. Baker*
Notary Public for Oregon

